



City Works & Assets Committee

commences at the conclusion of the
City Planning & Environment
Committee meeting
Wednesday 2 July 2025

Venue:

Committee Room, Botany Town Hall
1423 Botany Road, Botany
(Corner of Edward Street and Botany Road, Botany)

Contact Us:

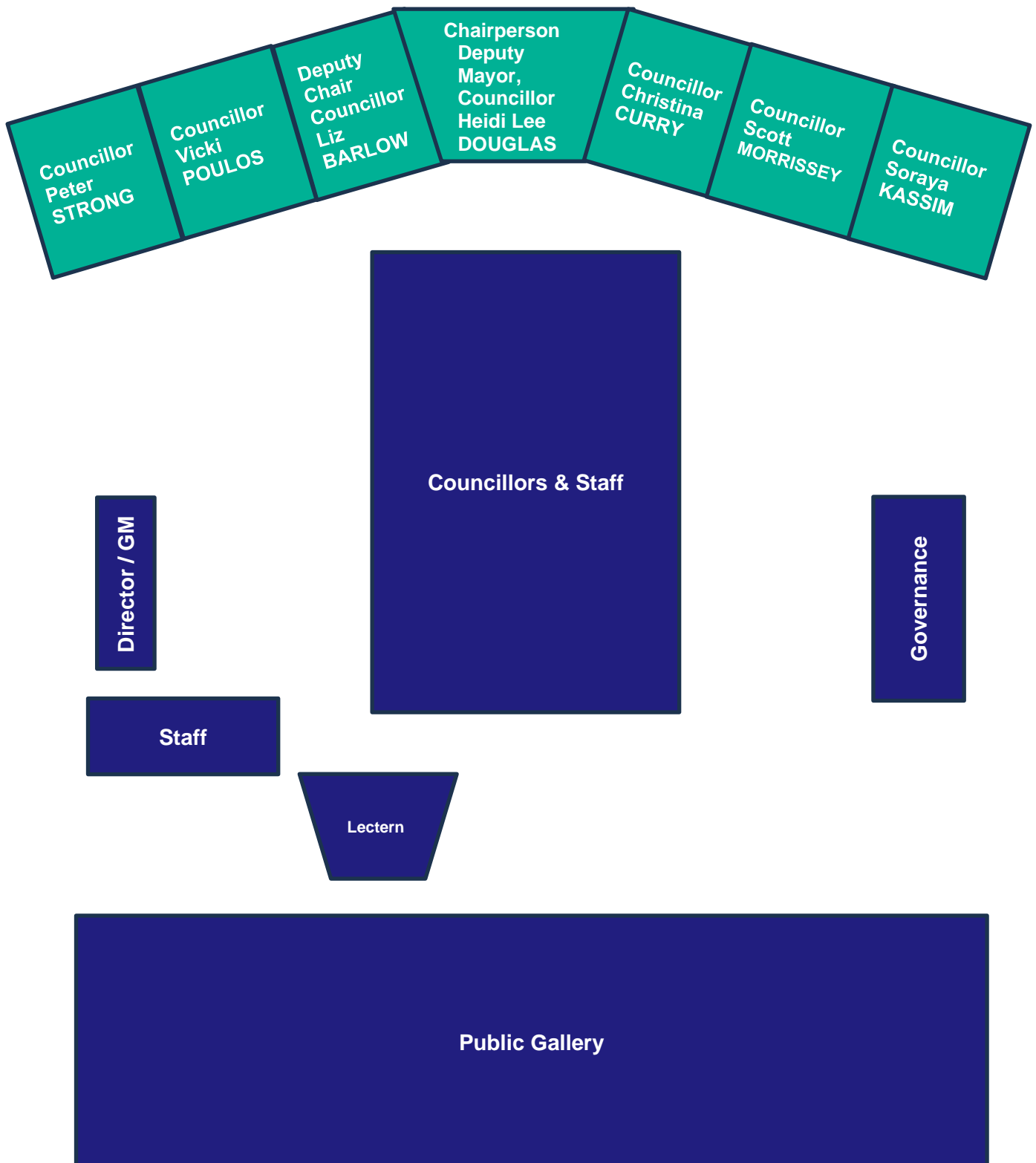
1300 581 299 or 9562 1666

council@bayside.nsw.gov.au

PO Box 21, Rockdale NSW 2216

ABN: 80 690 785 443

City Works & Assets Committee Seating Plan



Statement of Ethical Obligations

Obligations

Oath [Affirmation] of Office by Councillors

Oath

I swear that I will undertake the duties of the office of councillor in the best interests of the people of Bayside Local Government Area and the Bayside Council and that I will faithfully and impartially carry out the functions, powers, authorities and discretions vested in me under the *Local Government Act 1993* or any other Act to the best of my ability and judgment.

Affirmation

I solemnly and sincerely declare and affirm that I will undertake the duties of the office of councillor in the best interests of the people of Bayside Local Government Area and the Bayside Council and that I will faithfully and impartially carry out the functions, powers, authorities and discretions vested in me under the *Local Government Act 1993* or any other Act to the best of my ability and judgment.

Code of Conduct conflict of interests

Pecuniary interests

A Councillor who has a **pecuniary interest** in any matter with which the council is concerned, and who is present at a meeting of the council at which the matter is being considered, must disclose the nature of the interest to the meeting.

The Councillor must not be present at, or in sight of, the meeting:

- a) at any time during which the matter is being considered or discussed, or
- b) at any time during which the council is voting on any question in relation to the matter.

Non-pecuniary conflicts of interests

A Councillor who has a **non-pecuniary conflict of interest** in a matter, must disclose the relevant private interest in relation to the matter fully and on each occasion on which the non-pecuniary conflict of interest arises in relation to the matter.

Significant non-pecuniary interests

A Councillor who has a **significant** non-pecuniary conflict of interest in relation to a matter under consideration at a council meeting, must manage the conflict of interest as if they had a pecuniary interest in the matter.

Non-significant non-pecuniary interests

A Councillor who determines that they have a non-pecuniary conflict of interest in a matter that is **not significant** and does not require further action, when disclosing the interest must also explain why conflict of interest is not significant and does not require further action in the circumstances.

MEETING NOTICE

A meeting of the
City Works & Assets Committee
will be held in the Committee Room, Botany Town Hall
1423 Botany Road, Botany
(Corner of Edward Street and Botany Road, Botany)
**Wednesday 2 July 2025 commencing at the conclusion of the
City Planning & Environment Committee meeting**

AGENDA

| | | |
|----------|--|-----------|
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The meeting will be video recorded and live streamed to the community via Council's YouTube channel, in accordance with Council's Code of Meeting Practice.

Meredith Wallace
General Manager

1 ACKNOWLEDGEMENT OF COUNTRY

Bayside Council acknowledges the Bidjigal Clan, the traditional owners of the land on which we meet and work and acknowledges the Gadigal people of the Eora Nation. Bayside Council pays respects to Elders past and present.

2 APOLOGIES, LEAVE OF ABSENCE & ATTENDANCE VIA AUDIO-VISUAL LINK

3 DISCLOSURES OF INTEREST

In accordance with Council's Code of Meeting Practice, Councillors are reminded of their Oath or Affirmation of Office made under Section 233A of the Local Government Act and their obligations under the Council's Code of Conduct to disclose and appropriately manage conflicts of interest.

4 MINUTES OF PREVIOUS MEETINGS

City Works & Assets Committee

2/07/2025

| | |
|-----------|---|
| Item No | 4.1 |
| Subject | Minutes of the City Works & Assets Committee Meeting - 4 June 2025 |
| Report by | Richard Sheridan, Director City Performance |
| File | SF24/8129 |

Officer Recommendation

That the Minutes of the City Works & Assets Committee meeting held on 4 June 2025 be noted

Present

Councillor Heidi Lee Douglas, Deputy Mayor, Chairperson
Councillor Liz Barlow, Deputy Chairperson
Councillor Vicki Poulos
Councillor Soraya Kassim
Councillor Peter Strong
Councillor Scott Morrissey
Councillor Christina Curry

Also present

Councillor Janin Bredehoeft
Meredith Wallace, General Manager
Peter Barber, Director City Futures
Colin Clissold, Director City Presentations
David Smith, Manager Strategic Planning
Rupert Gilroy, Manager Property
Helen Tola, Manager, Governance and Risk (Via Audio-Visual Link)
Anne Suann, Governance Officer
Linda Hackett, Governance Officer
Wolfgang Gill, IT Service Management Officer
Damian Carson, IT Service Management Officer

The Chairperson opened the meeting in the Committee Room, Botany Town Hall at 8:10pm.

1 Acknowledgement of Country

The Chairperson affirmed that Bayside Council acknowledges the Bidjigal Clan, the traditional owners of the land on which we meet and work and acknowledges the Gadigal people of the Eora Nation. Bayside Council pays respects to Elders past and present.

2 Apologies, Leave of Absence & Attendance Via Audio-Visual Link

Apologies

There were no apologies received.

Leave of Absence

There were no applications for Leave of Absence received.

Attendance Via Audio-Visual Link

There were no Committee members in attendance via audio-visual link.

3 Disclosures of Interest

There were no disclosures of interest.

4 Minutes of Previous Meetings

[4.1 Minutes of the City Works & Assets Committee Meeting - 7 May 2025](#)

Committee Recommendation

Moved by Councillors Kassim and Strong

That the Minutes of the City Works & Assets Committee meeting held on 7 May 2025 be noted.

4.2 Business Arising

The Committee notes that the Minutes of the City Works & Assets Committee of Wednesday 17 May 2025 were received and the recommendations therein were adopted by the Council at its meeting of 28 May 2025 with the following exception:

12.2 CWA25.017 Response to Notice of Motion - Major General William Holmes Memorial - Design options and costings for new turf, shrubs and foliage

RESOLUTION

Minute No. 2025/001

Resolved on the motion of Councillors Poulos and Douglas

That Major General William Holmes Memorial – Design options and costing for new turf, shrubs and foliage be deferred for a further report to the relevant Committee presenting a revised plan based on feedback which discusses:

- Seating
- Shade/Trees
- Signage
- Turf/Grass footprint to be expanded to the corner site.

5 Items by Exception

There were no Items by Exception.

6 Public Forum

There were no speakers for Public Forum.

7 Reports

Procedural Motion - Item CWA25.018 - 7 Chalmers Crescent, Mascot

Committee Recommendation

Moved by Councillors Morrissey and Douglas

That Item CWA25.018 - 7 Chalmers Crescent, Mascot be dealt with at the end of the meeting in Closed Session.

CWA25.019 Gilchrist Park new facilities including Basketball Courts

Note: A presentation was given by Peter Barber, Director City Futures.

Committee Recommendation

Moved by Councillors Poulos and Kassim

- 1 That Council explore further Option 3, comprising a full-sized netball court, and full sized basketball court at Gilchrist Park for public consultation, with a post-exhibition report to be considered by Council in due course.
- 2 With the additional information provided in Option 3, Council consider which option or options to go to public consultation.
- 3 That Council consider other amenities for the wider community.

8 Confidential Reports / Matters

In accordance with Council's Code of Meeting Practice, the Chairperson invited members of the public to make representations as to whether this part of the meeting should be closed to the public.

There were no representations.

Closed Committee Meeting

Committee Recommendation

Moved by Councillors Kassim and Curry

- 1 That, in accordance with section 10A (1) of the Local Government Act 1993, the Committee considers the following item in closed Committee Meeting, from which the press and public are excluded, to consider the confidential attachment.

CWA25.018 7 Chalmers Crescent, Mascot.

- 2 That, in accordance with section 10A (1) of the Local Government Act 1993, the Committee considers the following item in closed Committee Meeting, from which the press and public are excluded, for the reason indicated:

CWA25.020 CONFIDENTIAL - Le Beach Hut – Tenant Update

In accordance with section 10A (2) (c) of the Local Government Act 1993, the matters dealt with in this report relate to information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business. It is considered that if the matter were discussed in an open meeting it would, on balance, be contrary to the public interest due to the issue it deals with.

- 3 That, in accordance with section 11 (2) and (3) of the Local Government Act 1993, the reports, correspondence and other documentation relating to these items be withheld from the press and public.

The meeting moved into Closed Session, the time being 8:36 pm.

CWA25.018 7 Chalmers Crescent, Mascot

Note: A presentation was given by Peter Barber, Director City Futures.

Committee Recommendation

Moved by Councillors Kassim and Morrissey

- 1 That the attachments to this report be withheld from the press and public as they are confidential for the following reason:

With reference to Section 10(A) (2) (c) of the Local Government Act 1993, the attachment relates to information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business. It is considered that if the matter were discussed in an open meeting it would, on balance, be contrary to the public interest due to the issue it deals with.

- 2 That Council endorses the proposed valuation approach to be taken for the sale of land to F Mayer as contained in the confidential attachment to this report.
- 3 That Council notes that a follow up report will be submitted once negotiations with the developer are concluded.

CWA25.020 Le Beach Hut – Tenant Update

Note: A presentation was given by Peter Barber, Director City Futures.

Committee Recommendation

Moved by Councillors Morrissey and Curry

- 1 That Council notes that the Le Beach Hut building has structural issues resulting in significant water penetration during weather events since early October 2024.
- 2 That Council authorises the General Manager to negotiate a Deed of Settlement whereby rent will not be charged for the function room area from 1 October 2024, the tenant will waive its right to claim compensation for damages, and the tenant will pay overdue accounts with Sydney Water.
- 3 That Council authorises the General Manager to negotiate a new 6-month lease, with provision for monthly holdover for a further 12 months, to allow the tenant to

continue operating the kiosk and outdoor area of Le Beach Hut until redevelopment begins.

Resumption of Open Committee Meeting

Committee Recommendation

Moved by Councillors Douglas and Morrissey

That, the closed part of the meeting having concluded, the open Committee Meeting resume and it be open to the press and public, the time being 9:13pm.

The Chairperson made public the Committee Recommendations that were made during the closed part of the meeting.

The next meeting will be held in the Committee Room, at Botany Town Hall on Wednesday, 2nd July 2025.

The Chairperson closed the meeting at 9:13pm.

Attachments

Nil

5 ITEMS BY EXCEPTION

These are items that have been identified to be confirmed in bulk in accordance with the Officer Recommendation and without debate. These items will not include items identified in the Public Forum, items in which councillors have declared a Significant Conflict of Interest and a Pecuniary Interest, items requiring a Division and any other item that a Councillor has identified as one they intend to speak on or vote against the recommendation

6 PUBLIC FORUM

Members of the public, who have applied to speak at the meeting, will be invited to address the meeting.

Any item the subject of the Public Forum will be brought forward and considered after the conclusion of the speakers for that item.

7 REPORTS

City Works & Assets Committee

2/07/2025

| | |
|-----------|---|
| Item No | CWA25.021 |
| Subject | SSROC - Provision of Horticultural Soil and Turf Goods & Services SSROC T2024-05 |
| Report by | Richard Sheridan, Director City Performance |
| File | F25/722 |

Summary

SSROC on behalf of Bayside Council invited open tenders via Vendor Panel for SSROC - Provision of Horticultural Soil and Turf Goods & Services SSROC T2024-05 on 24th October 2024, and the RFT closed on 3rd December 2024.

The purpose of the tender was to recommend panels of providers for Council to use as required over the ensuing contract period.

The project is being funded from Operational.

The **Confidential Attachments** provide details of the RFT Submission.

Officer Recommendation

- 1 That the attachment to this report be withheld from the press and public as it is confidential for the following reason:

With reference to Section 10(A) (2) (d)(i) of the Local Government Act 1993, the attachment relates to commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it. It is considered that if the matter were discussed in an open meeting it would, on balance, be contrary to the public interest due to the issue it deals with.
- 2 That the SSROC – Provision of Horticultural Soil and Turf Goods & Services SSROC T2024-05 report be received and noted.
- 3 That based on the assessment criteria agreed within the RFT Evaluation Plan, the RFT Evaluation Panel recommends a panel of pre-qualified contractors listed in the body of the report for SSROC - Provision of Horticultural Soil and Turf Goods & Services SSROC T2024-05 over a period of 3 years with 2 X 1 year options (total 5 years) subject to agreement by both parties to contract conditions.
- 4 That in accordance with Regulation 178 (1) (b) of the Local Government (General) Regulation 2021, Council declines to accept any of the tender submissions for Category 1 Category 2a and Category 3 – Provision of Horticultural Soil and Turf Goods and Services with detail as to why listed in the attached Confidential Report.

- 5 A further report be presented to Committee following negotiations for Category 1 Category 2a and Category 3 – Provision of Horticultural Soil and Turf Goods and Services.

Background and Scope of Tender

The Tender Process

SSROC on behalf of member Councils invited open tenders via Vendor Panel for the SSROC - Provision of Horticultural Soil and Turf Goods & Services SSROC T2024-05 on the 24th October 2024, and the RFT closed on 3rd December 2024.

The full Confidential Executive Report is attached.

Tender Submission Received

Sixteen (16) Tender submissions were received for all the categories outlined in the tender and are listed below in in alphabetical order.

| Tender ID | Supplier Name | Address | ABN | Company Director |
|-----------|--|--|-------------------|---|
| T1 | Earthbuilt Environment Pty Ltd | 64/5 Gladstone Road, Castle Hill, NSW 2154 | 84 646 043 183 | David Griffith |
| T2 | Ebcon Pty Ltd | Unit 10, 5-7 Malta Street, Fairfield, NSW, 2165 | 81 630 294 398 | Elia Babi |
| T3 | CJ Murphy Earthworks Pty Ltd t/as Eco Veg Land Management | Level 1, 17-19 Lexington Drive, Bella Vista. NSW, 2153 | 46 107 075 918 | Owen McGillivray, Craig Murphy, Steven Briffa |
| T4 | Enterprise Landscape and Civil Pty Ltd | 6 Delia Ave, Revesby, NSW, 2212 | 48 166 359 860 | Ron Gordon |
| T5 | Gauci Civil Contracting Pty Ltd | 70 Colonel Pye Drive, Cobbitty, NSW, 2570 | 96 158 539 952 | Christopher Gauci |
| T6 | GM Road and Civil Group Pty Ltd | Morshead Drive, Connell Point, NSW, 2221 | 34 649 177 702 | George Mitropoulos |

| | | | | |
|------------|---|--|----------------|--|
| T7 | Green Options Pty Ltd (changed company name to Green by Nature Specialist Services Pty Ltd by ASIC during evaluation period. No other changes.) | 30 Cranbrook Street Botany NSW 2019 | 59 002 456 797 | Wayne Mulherin, Chris Richardson, Colin Richardson, Brett Turner, Paul Broom, Chris Criddle, Josh Constantinis |
| T8 | Greenaway Turf Solutions Pty Ltd t/as Greenway Turf Solutions | 27 Bentley Street, Wetherill Park, NSW, 2164 | 49 600 618 657 | Christopher Chapman, Paul Hove Spencer, John Malcom Peaty |
| T9 | Musturf Pty Ltd | 112 Freemans Reach Rd, Freemans Reach NSW 2756 | 20 623 950 167 | Patrick Muscat |
| T10 | Never Stop Water Harvesting Pty Ltd | u9&10 32-34 Campbell Avenue, Cromer, NSW, 2099 | 57 150 185 345 | Renni Pitkanen, Blair Taylor |
| T11 | PJC Sportsturf Pty Ltd | Unit 3, 9 Greenhills Ave, Moorebank, NSW, 2170 | 23 609 950 530 | Jason Stig Ruth Stig |
| T12 | PQ Project Solutions Pty Ltd | 4 Verney Drive, Wet Pennant Hills, NSW, 2125 | 29 650 653 099 | Peter Quessy Karen Quessy |
| T13 | Programmed Property Services Pty Ltd | Suite C, 255 Rawson Street, Auburn NSW 2144 | 66 106 015 632 | Michael Stephen Leach, Charles Henry Arundel, David Ronald Ford |
| T14 | Solid Ground Landscaping Pty Ltd | 8 Short Street, Forest Glen, NSW 2157 | 20 134 551 321 | Mark James Justin Hollis |
| T15 | Superior Turf Services Pty Ltd | 2400 Silverdale Road Silverdale NSW 2752 | 20 134 551 321 | Steven Konkolics |
| T16 | Suregreen Pty Ltd | U2/26-32 Abel St, Jamisontown NSW 2750 | 23 640 583 973 | Justin Morton Nick Conroy |

The recommended tenderers Directors listed in their tender submission have been verified against an external provider.

Of the suppliers recommended for Category 2b – none were from business located in the Bayside Council municipality.

Late Tenders

There were no late tenders.

RFT Assessment Methodology

The process utilised to assess and score the RFT Submissions is outlined in the Confidential Attachment to this report.

A comprehensive assessment of the RFT Submissions was undertaken by the RFT Evaluation Panel. The assessment process was completed in accordance with the Local Government Act 1993 and Local Government (General) Regulation 2021 and based upon

the RFT evaluation criteria as outlined in the RFT documentation, and in line with the Conditions of Tendering.

A 60:40 ratio of weighted scoring between Non-price & Price criteria was selected to ensure the successful Contractor adequately addressed the complexities of the project.

The RFT Submission received from the panel of recommended contractors listed in the Confidential Report provided Council with overall best value for money.

Proposed Program

The timeline of the project is stepped out below:

The panel will be available for use following acceptance of Council.

Tender Recommendation

The evaluation panel are recommending panel of providers for the services outlined in Category 2b – Turf Renovation Services – Ground Services.

The recommendation for the other categories being - Category 1 Category 2a and Category 3 detailed in the Confidential Report is to reject all tenders and negotiate.

The suppliers listed in this panel are:

| Contactor | Company Director |
|---|--|
| Green by Nature Specialist Services Pty Ltd | Wayne Mulherin, Chris Richardson, Colin Richardson, Brett Turner, Paul Broom, Chris Criddle, Josh Constantinis |
| Programmed Property Services | Michael Stephen Leach, Charles Henry Arundel, David Ronald Ford |
| Musturf Pty Ltd | Patrick Muscat |
| Gauci Civil Contracting Pty Ltd | Christopher Gauci |
| Suregreen Pty Ltd | Justin Morton , Nick Conroy |
| Never Stop Water Harvesting Pty Ltd | Renni Pitkanen, Blair Taylor |

It is recommended that staff at Bayside Council use this panel to either engage directly using the schedule of rates offered by each contractor or alternatively seek quotations for larger portions of work in line with Bayside Councils Procurement Policy and Procedures.

Tender Report Checklist

| | |
|---|-------------------------------------|
| Background information on the calling of tenders including history of decision to go to tender | <input checked="" type="checkbox"/> |
| Ensure Tender was publicly advertised for at least 21 day and was advertised on Councils Web Page and Vendor Panel | <input checked="" type="checkbox"/> |
| All respondents listed in the report | <input checked="" type="checkbox"/> |
| List any Late Tenders in the report | <input checked="" type="checkbox"/> |
| List any tenderers that did not conform and were not evaluated | <input checked="" type="checkbox"/> |
| Detail RFT Assessment Methodology – Weighted ratios of price vs non price | <input checked="" type="checkbox"/> |
| Evaluation Plan established and signed off by committee with appropriate weightings prior to the tender close date and time | <input checked="" type="checkbox"/> |
| Tender opening committee sign off and tenders received advertised on Council web page | <input checked="" type="checkbox"/> |
| Conclusion and recommendation based on analysis of assessment criteria results | <input checked="" type="checkbox"/> |
| If recommendation is not to accept any tender, the reasons for that recommendation | <input checked="" type="checkbox"/> |
| Full Confidential Report attached | <input checked="" type="checkbox"/> |

Financial Implications

| | | |
|--------------------------------------|-------------------------------------|--------------------|
| Not applicable | <input type="checkbox"/> | |
| Included in existing approved budget | <input checked="" type="checkbox"/> | Operational Budget |
| Additional funds required | <input type="checkbox"/> | |

Community Strategic Plan

- Theme One – In 2035 Bayside will be a vibrant and liveable place ☐
- Theme Two – In 2035 our Bayside community will be connected and feel that they belong ☐
- Theme Three – In 2035 Bayside will be green, resilient and sustainable ☒
- Theme Four – In 2035 Bayside will be financially sustainable and support a dynamic local economy ☐

Risk Management – Risk Level Rating

- No risk ☒
- Low risk ☐
- Medium risk ☐
- High risk ☐
- Very High risk ☐
- Extreme risk ☐

Community Engagement

Not Applicable

Attachments

- 1 SSROC T2024-05 Horticulture- Tender Recommendation Report Confidential (confidential)

City Works & Assets Committee

2/07/2025

| | |
|-----------|--|
| Item No | CWA25.022 |
| Subject | Tender Report - Riverine Park Precinct Design |
| Report by | Meredith Wallace, General Manager |
| File | SF25/2166 |

Summary

The Capital Projects Program (CPP) for 24/25 includes the delivery of design documentation for the Riverine Park Precinct. The project has multiple funding sources including grants.

A Request for Tender (RFT) was advertised on VendorPanel on Friday 28 March 2025, inviting open tenders from suitably qualified and experienced consultants to undertake lead design services. The RFT closed on Monday 05 May 2025.

The Confidential Attachments provide details of the tender submissions. Based upon the assessment criteria, the Tender Evaluation Panel (TEP) recommends acceptance of the submission from Context Landscape Architecture Pty Ltd.

Officer Recommendation

- 1 That the attachment/s to this report be withheld from the press and public as they are confidential for the following reason:

With reference to Section 10(A) (2) (c) of the Local Government Act 1993, the attachment relates to information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business. It is considered that if the matter were discussed in an open meeting it would, on balance, be contrary to the public interest due to the issue it deals with.

- 2 That the Tender Report – Riverine Park Precinct Design be received and noted.
 - 3 That in accordance with Regulation 178 (1) (a) of the Local Government (General) Regulation 2021, Council accepts the RFT Submission from Context Landscape Architecture Pty Ltd for Riverine Park Precinct Design at a lump sum price of \$1,793,435.00 (exclusive of GST), subject to agreement by both parties to contract conditions.
-

Background

Riverine Park is key open space located at 210 & 210B West Botany St, Arncliffe, 400m to the west of Sydney International (Kingsford Smith) Airport and adjacent to the Arncliffe and Banksia urban growth areas. The park has been heavily impacted by its infrastructure history and surroundings. Upgrades, improvements and embellishment to Riverine Park and its surrounding area have been proposed through the Riverine Park Masterplan (adopted July 2024) as an opportunity to transform the area to provide enhanced social and ecological benefits to the surrounding community.

The Capital Projects Program includes several projects that align to the Riverine Park Masterplan, encompassed into a single design consultant engagement for the Riverine Park Precinct:

- Pedestrian & Cycle Links – Arncliffe and Banksia to Riverine Park (Wardell St Shared Path Upgrade & West Botany St Traffic Control Signalisation – TCS)
- Spring Street Drain Naturalisation
- Riverine Park Masterplan Detailed Design Stage 1 (overflow carpark and future Connections into Riverine Park).

The Tender Process

Council invited open tenders via Vendor Panel for the Riverine Park Precinct Design on 28 March 2025, and the RFT closed on 5 May 2025.

Tender Submission Received

Three (3) submissions were received as follows (in alphabetical order):

| Company | Company Director / Representative | Location & Postcode |
|---|-----------------------------------|----------------------|
| Architectus Australia Pty Ltd | Ray Brown, CEO | Sydney NSW 2000 |
| Context Landscape Architecture Pty Ltd | Hamish Dounan, Director | Chippendale NSW 2008 |
| Oculus Landscape Architecture, Urban Design Pty Ltd | Bob Earl, Director | Newtown NSW 2042 |

The recommended tenderer's Directors listed in their tender submission have been verified against an external provider.

Two (2) non-conforming submissions were received:

| Company |
|---|
| Civille Pty Ltd |
| Engineering Building & Infrastructure Pty Ltd |

Late Tenders

There were no late tenders.

RFT Assessment Methodology

The process utilised to assess and score the RFT Submissions is outlined in the Confidential Attachment to this report.

A comprehensive assessment of the RFT Submissions was undertaken by the RFT Evaluation Panel. The assessment process was completed in accordance with the Local Government Act 1993 and Local Government (General) Regulation 2021 and based upon the evaluation criteria as outlined in the RFT documentation, and in line with the Conditions of Tendering.

A 70:30 ratio of weighted scoring between Non-price & Price criteria was selected to ensure the successful Consultant adequately addressed the complexities of the project.

Proposed Program

The timeline of the project is stepped out below:

| Milestone | Date |
|-------------------------------|--------------|
| City Works & Assets Committee | 2 July 2025 |
| Council Meeting | 23 July 2025 |
| Consultant Engagement | 28 July 2025 |
| Design Completion | Jun 2026 |

Tender Recommendation

Based upon the assessment criteria, the Evaluation Panel recommends the engagement of *Context Landscape Architecture Pty Ltd* as the consultant to undertake the lead design services for the Riverine Park Precinct Design project.

Their submission demonstrated a well-considered response to the non-price scoring criteria, superior to other submissions, with their relevant experience, understanding of scope and capacity to deliver evident. Their submitted program is sufficiently detailed, with completion within the prescribed timeframe (by June 2026). The submission received from Context Landscape Architecture Pty Ltd provided Council with overall best value for money.

Tender Report Checklist

| | |
|---|-------------------------------------|
| Background information on the calling of tenders including history of decision to go to tender | <input checked="" type="checkbox"/> |
| Ensure Tender was publicly advertised for at least 21 day and was advertised on Councils Web Page and Vendor Panel | <input checked="" type="checkbox"/> |
| All respondents listed in the report | <input checked="" type="checkbox"/> |
| List any Late Tenders in the report | <input checked="" type="checkbox"/> |
| List any tenderers that did not conform and were not evaluated | <input checked="" type="checkbox"/> |
| Detail RFT Assessment Methodology – Weighted ratios of price vs non price | <input checked="" type="checkbox"/> |
| Evaluation Plan established and signed off by committee with appropriate weightings prior to the tender close date and time | <input checked="" type="checkbox"/> |
| Tender opening committee sign off and tenders received advertised on Council web page | <input checked="" type="checkbox"/> |
| Conclusion and recommendation based on analysis of assessment criteria results | <input checked="" type="checkbox"/> |
| If recommendation is not to accept any tender, the reasons for that recommendation | <input checked="" type="checkbox"/> |
| Full Confidential Report attached to the report and Powerpoint presentation for Council | <input checked="" type="checkbox"/> |

Financial Implications

| | | |
|--------------------------------------|-------------------------------------|-------------|
| Not applicable | <input type="checkbox"/> | |
| Included in existing approved budget | <input checked="" type="checkbox"/> | CPP FY25/26 |
| Additional funds required | <input type="checkbox"/> | |

Community Strategic Plan

- | | |
|--|-------------------------------------|
| Theme One – In 2035 Bayside will be a vibrant and liveable place | <input checked="" type="checkbox"/> |
| Theme Two – In 2035 our Bayside community will be connected and feel that they belong | <input type="checkbox"/> |
| Theme Three – In 2035 Bayside will be green, resilient and sustainable | <input type="checkbox"/> |
| Theme Four – In 2035 Bayside will be financially sustainable and support a dynamic local economy | <input type="checkbox"/> |
-

Risk Management – Risk Level Rating

- | | |
|----------------|-------------------------------------|
| No risk | <input type="checkbox"/> |
| Low risk | <input checked="" type="checkbox"/> |
| Medium risk | <input type="checkbox"/> |
| High risk | <input type="checkbox"/> |
| Very High risk | <input type="checkbox"/> |
| Extreme risk | <input type="checkbox"/> |
-

Community Engagement

Initial consultation completed as part of the Riverine Park masterplan.

A detailed Community Engagement strategy will be developed and implemented as part of the delivery of this project.

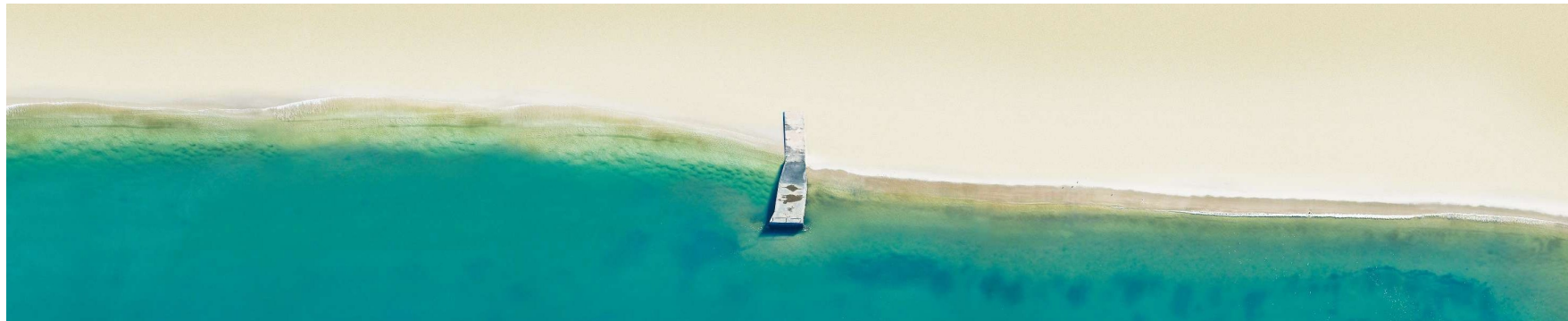
Attachments

- 1 [⬇](#) Non-Confidential Presentation (Riverine Park Precinct Design Tender)
- 2 Confidential Supporting Tender Documentation (Riverine Park Precinct Design Tender) (confidential)



Riverine Park Precinct Design

RFT Outcomes – Lead Consultant (Non-Confidential)
July 2025



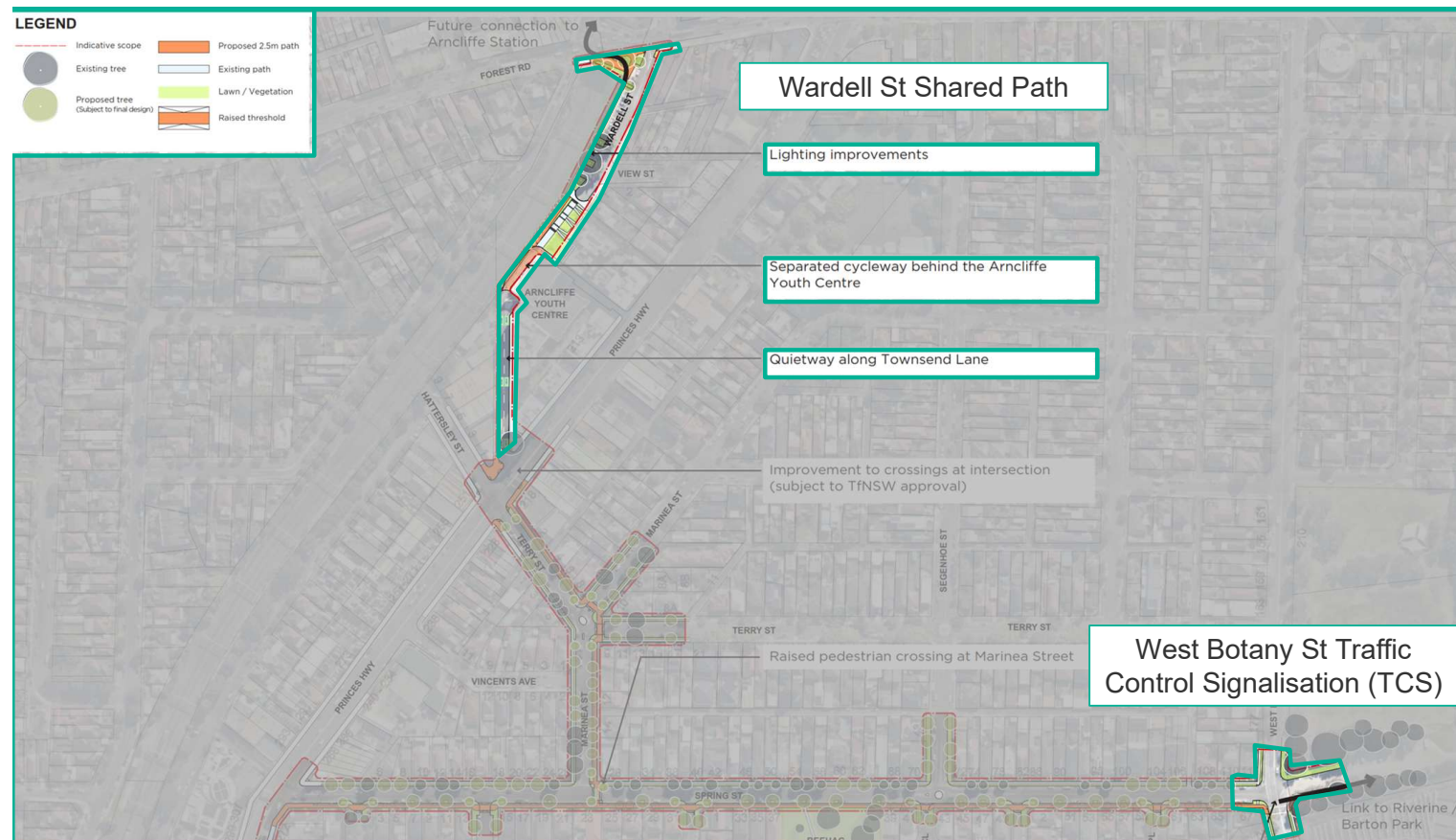


Background

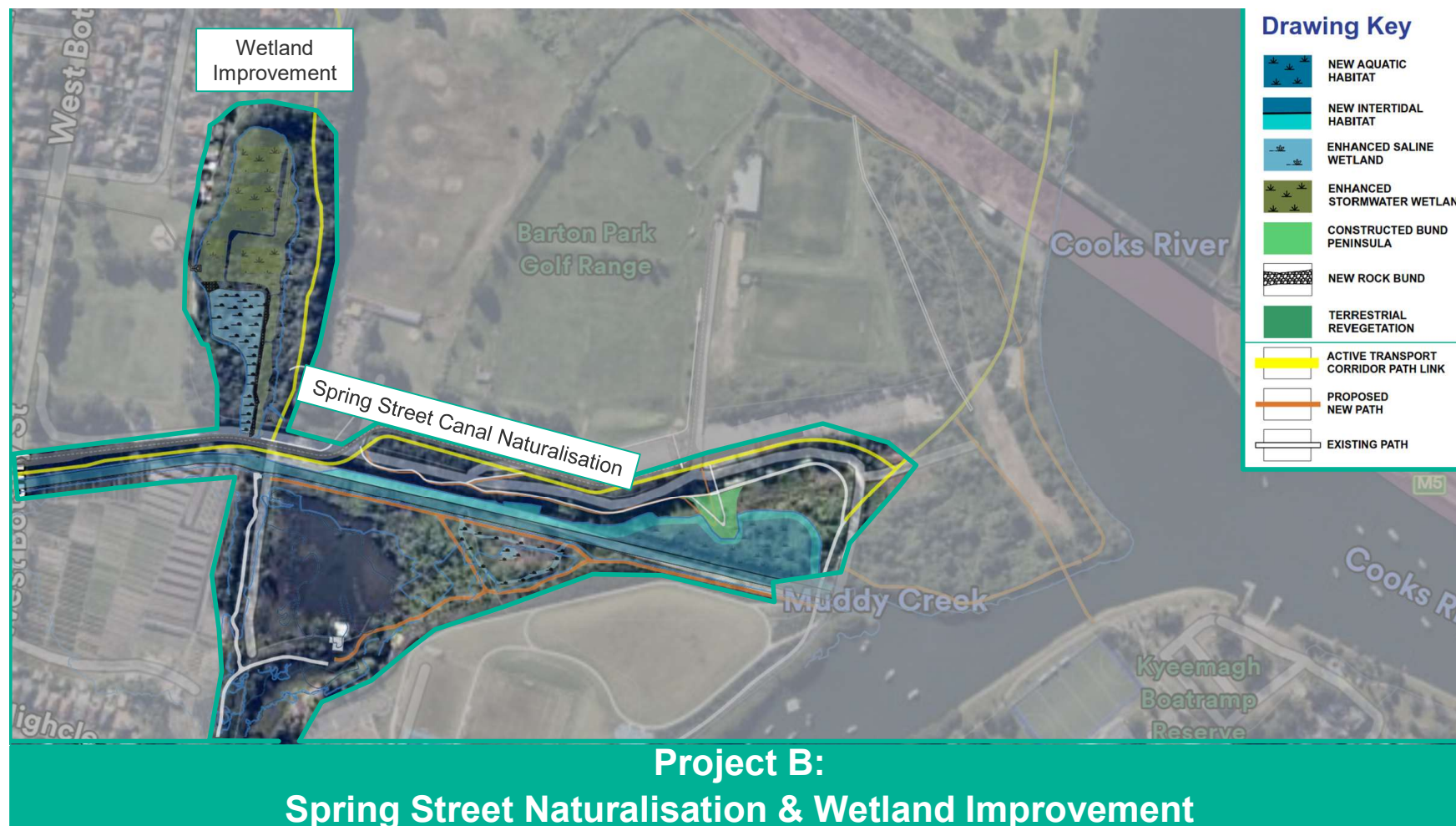
- The Riverine Park Masterplan (adopted July 2024) proposes upgrades and improvements to the Riverine Park and its surrounding area in four key areas: Functional zoning; Circulation and access; Environmental, biodiversity, ecology; & Waterway.
- The individual projects listed on the CPP24/25 which form the Riverine Park Precinct Design encompassed in the RFT for a lead design consultant include:
 - Project A – Pedestrian & Cycle Links - Arncliffe and Banksia to Riverine Park (Wardell St shared path & West Botany TCS)
 - Project B – Spring Street Drain Naturalisation and Wetland Improvements
 - Project C – Riverine Park Masterplan – Detailed Design Stage 1



Riverine Park Precinct Design - Scope Area



Project A: Pedestrian & Cycle Links (Arncliffe and Banksia to Riverine Park)





Project C:
Riverine Park Masterplan – Detailed Design Stage 1



Procurement Process

- Council invited open tenders via Vendor Panel for the Riverine Park Precinct Design on 28 March 2025, and the RFT closed on 5 May 2025.
- Three (3) conforming submissions & two (2) non-confirming submissions received.
- The submissions were reviewed in terms of compliance with the non-price scoring assessment criteria as outlined in the Tender Evaluation Plan, in accordance with Council's Procurement Policy:

| Non-Price Criteria | Weighting |
|--|------------|
| Project Understanding and Design Methodology | 30% |
| Recent Experience | 20% |
| Capability and Capacity | 10% |
| Delivery Program | 10% |
| Total Non-Price Weighting | 70% |
| | |
| Price Weighting | 30% |





Tender Panel Recommendation

Evaluation Panel recommends the engagement of Context Landscape Architecture Pty Ltd

- Demonstrated a well-considered response to the non-price scoring criteria superior to other responses
- Excellent understanding of project scope
- Significant project experience in wetland and urban design and with projects of similar scale and value.
- Capacity to deliver the project was evident
- The submitted program was sufficiently detailed, with completion within the prescribed timeframe with appreciation of Council review timeframes.
- Referee checks demonstrated that the tenderer produced a very good standard of work. The referees would engage Context Landscape Architecture in the future.
- The Financial Assessment indicated a "Pass" (all 3 financial criteria satisfied) and an acceptable risk profile
- The price tendered was considered value for money.

Program



| Milestone | Date |
|-------------------------------|--------------|
| City Works & Assets Committee | 2 July 2025 |
| Council Meeting | 23 July 2025 |
| Lead Consultant Engagement | 28 July 2025 |
| Design Completion | Jun 2026 |

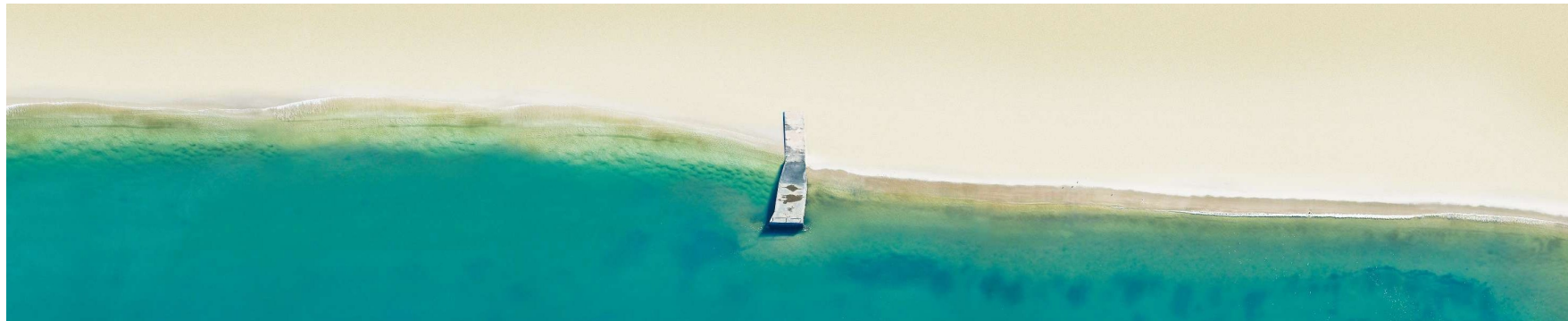
Recommendations



1. That the attachment/s to this report be withheld from the press and public as they are confidential for the following reason:

With reference to Section 10(A) (2) (c) of the Local Government Act 1993, the attachment relates to information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business. It is considered that if the matter were discussed in an open meeting it would, on balance, be contrary to the public interest due to the issue it deals with.

2. That the report be received and noted.
3. That in accordance with Regulation 178 (1) (a) of the Local Government (General) Regulation 2021, Council accepts the RFT Submission from Context Landscape Architect Pty Ltd for Riverine Park Precinct Design at a lump sum price of \$1,793,435.00 exclusive of GST subject to agreement by both parties to contract conditions.



City Works & Assets Committee

2/07/2025

| | |
|-----------|--|
| Item No | CWA25.023 |
| Subject | Property Acquisition - 37 Mimosa Street, Bexley |
| Report by | Peter Barber, Director City Futures |
| File | F25/756 |

Summary

37 Mimosa Street, Bexley (Lot A DP 360795 is identified in the Bayside Local Environment Plan 2021 (BLEP 2021) as Land Registered for Acquisition (LRA). It remains one of the two properties required to complete the adjoining open space on the corner of Mimosa and Downey Street, Bexley.

The property owner contacted Council officers in April 2025 to discuss the potential sale of their property to the Council, as they were aware that the Council had identified the property for acquisition.

This report recommends that the Council support the purchase of the property, subject to mutually agreed terms.

Officer Recommendation

- 1 That the attachment/s to this report be withheld from the press and public as they are confidential for the following reason:

With reference to Section 10(A) (2) (c), (a) of the Local Government Act 1993, the attachment relates to information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business. It is considered that if the matter were discussed in an open meeting it would, on balance, be contrary to the public interest due to the issue it deals with and personnel matters concerning particular individuals (other than Councillors).
 - 2 That Council approves the purchase of 37 Mimosa Street, Bexley (Lot A DP 360795) for the agreed amount detailed in the confidential attachments of this report for the purpose of public open space.
 - 3 That authorisation be given to the application of the Council Seal by the General Manager and for the Mayor to co-sign any relevant documents (under s400 Local Government (General) Regulation 2021) as necessary.
 - 4 That the General Manager be authorised to execute all the documentation required to finalise the purchase of the property.
 - 5 That Council approve the funding for the acquisition and demolition of the property as identified in the Rockdale s.94 Development Contributions Plan 2004.
-

Background

The property at 37 Mimosa Street, Bexley adjoins other Council-owned land zoned RE1 – Public Recreation. It is 1 of 2 remaining properties required to complete the long proposed park on the corner of Mimosa and Downey Street, Bexley.

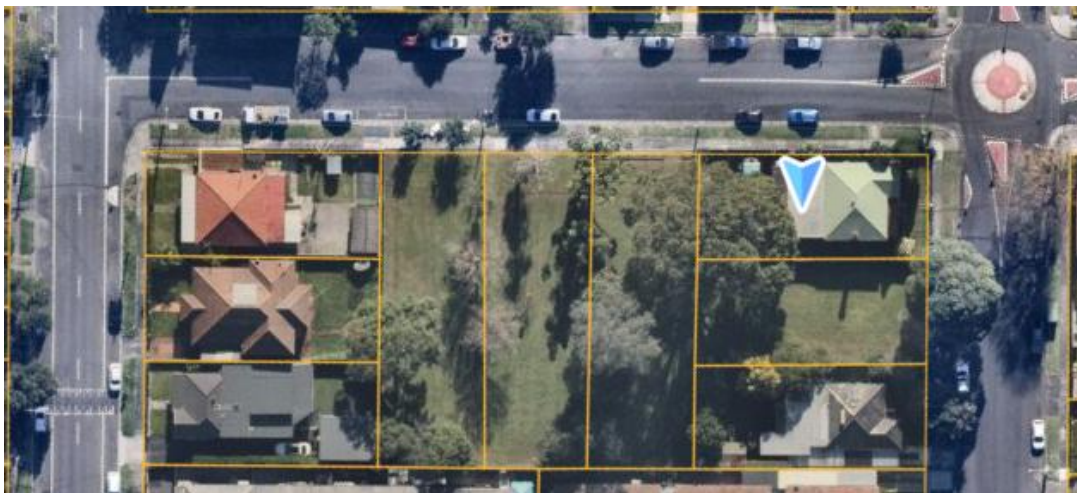
The land is listed on the Council's Land Register for Acquisition and identified in the Bayside Local Environment Plan 2021. Council approved a masterplan for the short and long term embellishment of the park, which incorporates the subject property.

The land is rectangular and with a site area of 505.9m² on flat, level ground, situated on the south-western corner (roundabout) intersection of Mimosa and Downey Street, Bexley. The land is encumbered only by a drainage easement situated at the north-eastern splay corner of the land.

The house is a circa pre-1940s single-story, 3-bedroom freestanding timber and weatherboard cottage with an iron roof. The property has been owned and lived in by the same family since 1971.



37 Mimosa Street, Bexley (source: Googlemaps)



Location south-western corner (roundabout) intersection of Mimosa and Downey Street, Bexley (source: Nearmap)



Council's Land Reserved for Acquisition Map - 1 of 2 remaining properties identified to complete the park (source: Intramaps)

The owner contacted the Council in April 2025 to initiate discussions regarding the potential sale of their property to the Council. The owner was aware that Council had an interest in acquiring the land due to enquiries made of them by Council Officers over recent years.

Both the Council Officers and the Owner agreed to obtain independent Valuations (see confidential attachments). After several discussions, a mutually agreeable sale price has been reached.

Subject to the Council's consideration and approval to purchase, a solicitor will be engaged to prepare the necessary conveyancing and associated documents to complete the sale/purchase transaction.

Financial Implications

The Rockdale s.94 Contributions Plan 2004 includes a work schedule item to acquire the two remaining properties and is therefore an appropriate and available source of funds to complete this purchase.

- | | | |
|--------------------------------------|-------------------------------------|--------------------------------------|
| Not applicable | <input type="checkbox"/> | |
| Included in existing approved budget | <input type="checkbox"/> | |
| Additional funds required | <input checked="" type="checkbox"/> | Rockdale S94 Contributions Plan 2004 |

Community Strategic Plan

- | | | |
|-------------|---|-------------------------------------|
| Theme One | – In 2035 Bayside will be a vibrant and liveable place | <input type="checkbox"/> |
| Theme Two | – In 2035 our Bayside community will be connected and feel that they belong | <input type="checkbox"/> |
| Theme Three | – In 2035 Bayside will be green, resilient and sustainable | <input checked="" type="checkbox"/> |
| Theme Four | – In 2035 Bayside will be financially sustainable and support a dynamic local economy | <input type="checkbox"/> |

Risk Management – Risk Level Rating

| | |
|----------------|-------------------------------------|
| No risk | <input type="checkbox"/> |
| Low risk | <input checked="" type="checkbox"/> |
| Medium risk | <input type="checkbox"/> |
| High risk | <input type="checkbox"/> |
| Very High risk | <input type="checkbox"/> |
| Extreme risk | <input type="checkbox"/> |

Community Engagement

Not Applicable

Attachments

- 1 Attach 1: Council Valuation (confidential)
- 2 Attach 2: Owners Valuation (confidential)
- 3 Purchase Price Recommendation - 20 June 2025 (confidential)

City Works & Assets Committee

2/07/2025

| | |
|-----------|--|
| Item No | CWA25.024 |
| Subject | Response to Notice of Motion: Wolli Creek Congestion - Traffic and Transport Access Study |
| Report by | Peter Barber, Director City Futures |
| File | F23/964 |

Summary

At the Council meeting of 26 February 2025, a Question with Notice was submitted by Councillor Kassim.

14.2 Question With Notice - Traffic Gridlock, Wolli Creek

In the last term of Council, Labor Councillor Ann Fardell worked with traffic engineers of Council regarding the issue of traffic gridlock at peak hour entering and exiting Wolli Creek from/to the Princes Highway. At the time, Council promised to undertake a traffic study of the area during 2024. The need for the study was demonstrated at the time with extreme bank ups of traffic due largely to the change of Magdalene Terrace to being one way rather than two-way, and to the undisciplined crossing of pedestrians at the zebra crossing between Anytime Fitness and the corner of Woolworths. This prevents traffic entering the suburb in the afternoon. There can also be a significant bank up of traffic along Magdalene Terrace, frequently extending as far as the railway bridge past Dharaggang Park, during the morning peak hour.

This traffic problem is only likely to get worse over time, as the final apartments are built in Wolli Creek, and also as additional traffic is likely to flow from the new development at Eden St in Arncliffe.

Can Council please confirm that that the agreed Traffic Study was conducted and report back on the options which have been recommended to address this problem?

At the following meeting of 26 March 2025, a Notice of Motion was put forward by Councillors Boutelet and Kassim,

Council resolved as follows:

That Council provides an update on the recommendation of the Bayside Traffic Committee (BTC24.017) and subsequently adopted by Council, including progress by TfNSW to achieve the following:

- 1 An investigation by TfNSW into opportunities to address current congestion and safety issues associated with peak hour movements into Wolli Creek and Arncliffe along the Princes Highway, particularly the intersection of Brodie Spark Drive and Princes Highway.*
- 2 Short, medium and long-term solutions be considered as part of any potential scenarios, including the opportunity to provide for additional turning movements to and from Princess Highway after the opening of the M6 Stage 1.*

This report provides the update requested and seeks endorsement to allocate funding in order for Council to commence a Wolli Creek Traffic Study.

Officer Recommendation

- 1 That Council note that TfNSW has no plans to investigate improvements to traffic flow at the intersection of Princes Highway and Brodie Spark Drive Wolli Creek.
- 2 That Council undertake a review and update of the Wolli Creek Traffic Study 2031 and that funding is allocated in the Q1 25/26 budget review to cover its cost, estimated to be \$120,000.

Background

At its meeting of 14 February 2024, the Bayside Traffic Committee considered a report (BTC24.017) detailing concerns raised by the community and Councillors relating to vehicular, pedestrian and bicycle congestion at the intersection of Arncliffe Street and Brodie Spark Drive, and consequential extended queuing at the intersection with Princes Highway.

From 2013-2015 former Rockdale City Council contracted Bitzios Consulting, a specialist traffic engineering and transport planning consultancy, to design the optimum road network for Wolli Creek, resulting in substantial works including the current one way circuit.

However, the Traffic Committee report noted that the precinct has seen considerable population growth, consistent with the NSW Department of Planning's Masterplan for the suburb, and attention was required to respond to concerns relating to congestion at the precinct's single local road access point at Brodie Spark Drive at the intersection with Princes Highway.

This intersection provides a signalised turn from the Princes Highway, which in the absence of another turning point for over 1.2 km, serves as the only transport access to this precinct. There is an intention highlighted in the planning controls to ultimately extend Gertrude Street from the Prince Highway to Arncliffe Street to create a second access point, which would resolve many of these issues. Realisation of this relies on redevelopment of the property between Princes Highways and Arncliffe Street.

The combination of considerable pedestrian demands at the Arncliffe Street pedestrian crossing, two turning lanes for south bound turning vehicles into Brodie Spark Drive, and increasing vehicular traffic volumes, creates significant Princes Highway congestion in the afternoon peak for traffic turning west into Brodie Spark Drive.

Council considered BTC24.017 at its 28 February 2024 meeting, and resolved the following:

1. *That Transport for New South Wales investigate opportunities to address current congestion and safety issues associated with peak hour movements into Wolli Creek and Arncliffe along the Princes Highway, particularly at the intersection of Brodie Spark Drive and Princes Highway.*
2. *That short, medium and long-term solutions are considered as part of any potential scenarios, including the opportunity to provide for additional turning movements to and from Princes Highway after the opening of the M6 Stage 1.*

Following Council's resolution, Council staff wrote to Transport for New South Wales (TfNSW) requesting they lead investigations to address current congestion and safety issues associated with the Princes Highway Intersection with Brodie Sparks Drive (**Attachment 1**).

TfNSW responded stating that they have no plans to adjust the intersection in the short term but would discuss the issue at their next Executive Committee Meeting in July 2024 (**Attachment 2**).

After that meeting, Council received confirmation that TfNSW has no plans to investigate changes in the area in question.

Next Steps

Given that TfNSW is unwilling to lead resolution of this issue, Council has the option to fund and undertake a traffic and transport study to determine whether any interim improvements are possible, prior to the implementation of the longer term solution including the Gertrude St extension.

This report seeks endorsement to initiate the process of engaging a consultant to undertake a study of local traffic conditions and provide suggested improvements. The study will address the key issues observed in the precinct, including solutions to alleviate traffic queuing as a result of the pedestrian crossing facility at the Arncliffe Street and Brodie Sparks Drive roundabout (which are both local roads under the care and control of Council).

The study requires the allocation of \$120,000 to allow it to proceed.

Consultation with TfNSW will be required given that Princes Highway is integral to traffic and pedestrian movement in this area. The findings and recommendations of the traffic study will be reported back to Council via the Bayside Traffic Committee for further consideration.

Financial Implications

There is currently no budget allocated to this project. Council's advertising revenue reserve is an appropriate funding source to resource this project, as it must be spent on road, active transport, and public transport safety and efficiency initiatives.

| | | |
|--------------------------------------|-------------------------------------|---|
| Not applicable | <input type="checkbox"/> | |
| Included in existing approved budget | <input type="checkbox"/> | |
| Additional funds required | <input checked="" type="checkbox"/> | \$120,000 required from Advertising Revenue Reserve |

Community Strategic Plan

| | | |
|-------------|---|-------------------------------------|
| Theme One | – In 2035 Bayside will be a vibrant and liveable place | <input checked="" type="checkbox"/> |
| Theme Two | – In 2035 our Bayside community will be connected and feel that they belong | <input type="checkbox"/> |
| Theme Three | – In 2035 Bayside will be green, resilient and sustainable | <input checked="" type="checkbox"/> |
| Theme Four | – In 2035 Bayside will be financially sustainable and support a dynamic local economy | <input type="checkbox"/> |

Risk Management – Risk Level Rating

| | |
|----------------|-------------------------------------|
| No risk | <input type="checkbox"/> |
| Low risk | <input type="checkbox"/> |
| Medium risk | <input checked="" type="checkbox"/> |
| High risk | <input type="checkbox"/> |
| Very High risk | <input type="checkbox"/> |
| Extreme risk | <input type="checkbox"/> |

Community Engagement

Not applicable.

Attachments

- 1 [📄](#) Attachment 1: Council Letter to Transport for NSW
- 2 [📄](#) Attachment 2: Transport for NSW Response to Council



2 May 2024

Our Ref: 24/81293
Our Contact: Charlotte Casemore – 02 9562 1608

Josh Murray
Secretary
Transport for NSW
PO Box K659
Haymarket NSW 1240

via email: josh.murray@transport.nsw.gov.au

Dear Secretary,

Re: Traffic Congestion at Wolli Creek

I am writing to you regarding ongoing traffic congestion and safety at the intersection of the Princes Highway and Brodie Sparks Drive, Wolli Creek.

South bound vehicular, pedestrian and bicycle access into, and through the Wolli Creek and Arncliffe precinct is constrained to a single local road access point at Brodie Spark Drive at the intersection with Princes Highway. This intersection provides a signalised turn, and pedestrian crossing point, which in the absence of another right turn for over 1.2km, serves as the only road network access point to this precinct.

The lack of alternate access points has resulted in considerable congestion at the Brodie Spark Drive intersection, and subsequent road safety concerns in this heavily pedestrianised area.

These concerns are particularly evident at the marked pedestrian crossing on Arncliffe Street, adjacent to the intersection of Brodie Sparks Drive. The area surrounding Wolli Creek train station is considered a High Pedestrian Activity Area (HPAA) with the pedestrian crossing located along a main pedestrian desire line. While this crossing serves as a vital pedestrian desire line, its current form of control is insufficient to manage the flow of pedestrians and vehicles effectively.

To alleviate the congestion at the intersection of Princes Highway and Brodie Sparks Drive, and considering the number of pedestrians traversing Arncliffe Street, the location requires a signalised crossing with phasing coordinated with the traffic signals on Princes Highway and Brodie Sparks Drive. Such an adjustment would optimise vehicle flow, mitigating the overflow of vehicles queuing into the intersection.

This measure is crucial for enhancing both pedestrian safety and traffic efficiency in the area. Wolli Creek and its surrounding precinct has seen considerable population growth, evolving from an industrial area to a high-density, mixed-use residential and employment precinct under the State Government's Wolli Creek and Bayside West Precincts Plan.

Postal address

PO Box 21, Rockdale NSW 2216
ABN 80 690 785 443

Bayside Customer Service Centres

Rockdale Library, 444-446 Princes Highway, Rockdale
Westfield Eastgardens, 152 Bunnerong Road, Eastgardens

E council@bayside.nsw.gov.au

W www.bayside.nsw.gov.au

T 1300 581 299 | 02 9562 1666

Telephone Interpreter Services: 131 450 Τηλεφωνικές Υπηρεσίες Διερμηνέων بخدمة الترجمة الهاتفية 電話傳譯服務處 Служба за преведување по телефон

The NSW Government has strategic objectives associated with the completion of the M6 Motorway in 2025. A key objective is for a change in the *movement:place* function of the Princes Highway and General Holmes Drive corridors, shifting those corridors away from a major arterial surface road function - to that of a surface road that supports local access and town centre (and place-based) amenity.

Council considers these changing road network conditions created by the M6 motorway to be a catalyst for TfNSW to plan improvements to access for the growing Wolli Creek and Arncliffe precinct. This could include adding traffic signals allowing a south bound right turn at Allen Street to provide direct access to the rail underpass and the growing community on the western side of Arncliffe, as well the new developments in the Eden Street and Burrows Street precinct.

It should be noted that a planned road extension of Gertrude Street to the west is identified on the Bayside Local Environmental Plan 2021 Land Reservation Acquisition Map, with Council as the acquisition authority. However, as the planned extension is to occur on currently privately owned land, it will be reliant on the redevelopment of 55-103 Princes Highway, Arncliffe. There are no indications that this site will re-develop in the near future.

Council Resolution

At its meeting on 28 February 2024, Council resolved the following:

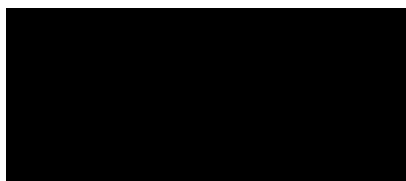
"1. That Transport for New South Wales investigate opportunities to address current congestion and safety issues associated with peak hour movements into Wolli Creek and Arncliffe along the Princes Highway, particularly at the intersection of Brodie Spark Drive and Princes Highway.

2. That short, medium and long-term solutions are considered as part of any potential scenarios, including the opportunity to provide for additional turning movements to and from Princes Highway after the opening of the M6 Stage 1."

It is therefore requested TfNSW lead investigations in partnership with Council to address current congestion and safety issues associated with peak hour movements into Wolli Creek and Arncliffe along the Princes Highway, particularly at the intersection of Brodie Spark Drive and Princes Highway.

I look forward to your response. If you have any queries do not hesitate to contact Charlotte Casemore, Coordinator Strategic Policy and Heritage on 9562 1608 or charlotte.casemore@bayside.nsw.gov.au.

Yours sincerely



Peter Barber
Director City Futures

Transport for NSW



Mr Paul Barber
Director City Futures
Bayside Council
PO Box 21
Rockdale NSW 2216

Re: Traffic Congestion at Wolli Creek

28 June 2024

Dear Mr Barber,

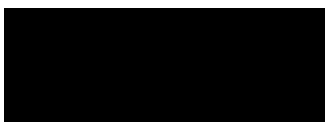
Transport welcomes discussions around safety in this area and would like to discuss this further at the next executive meeting on 11 July 2024.

We do however note that the Intersection of Princes Highway and Brodie Sparks Drive is not considered to be impacted by the M6 Stage 1, and as such has not been identified for movement and place improvements to be delivered as part of the tunnel project.

We also note that Princes Highway remains as a main urban arterial road and alternative non-tolled route.

That being said, Transport will continue to monitor the performance of the network along Princes Highway, and we welcome any opportunities to work with Council to improve safety and access to Wolli Creek and Arncliffe.

Sincerely,



Julie Sundkvist
Acting Executive Director, Community and Place
Transport for NSW
OED_CommandPlace_GS@transport.nsw.gov.au

Transport for NSW,
Community and Place, Sydney NSW 200
GPO K659, Haymarket NSW 1240

OFFICIAL

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City Works & Assets Committee

2/07/2025

| | |
|-----------|--|
| Item No | CWA25.025 |
| Subject | Response to Notice of Motion - Muddy Creek Masterplan Project History and Progress Update |
| Report by | Peter Barber, Director City Futures |
| File | SF20/3202 |

Summary

At the meeting of 23 April 2025, Council resolved on the motion of Councillors Douglas and Kassin (Minute No. 2025/090):

That a report be submitted, as soon as possible, to the relevant Bayside Council Committee outlining:

- 1 *An overview of the Muddy Creek Masterplan to accurately inform new Councillors of the ongoing investment by Bayside Council for renewal of this area.*
- 2 *That the overview includes:*
 - a *Known ecology and biodiversity information about the site.*
 - b *History of this site, including the various public consultations engaging council staff and outside Consultants, and the approved results of the master planning process.*
 - c *The current status of this masterplan delivery, and inclusion of these plans in this council term's Delivery Program, and the next financial year's Operational Plan and Budget.*
 - d *Information about financial pathways and grants that have been secured to enact this site renewal.*
 - e *Resident or prospective community groups involved with the site.*

This report provides a summary of the project history and an update on progress.

Officer Recommendation

That the Response to Notice of Motion - Muddy Creek Masterplan Project History and Progress Update report be received and noted.

Background

The Muddy Creek Precinct is approximately 24,000sqm, located on the eastern bank of Muddy Creek and includes 100 and 102 Bestic Street (Studdert Reserve), Kyeemagh both of which are owned by Bayside Council. There is a strip of land running adjacent to the waterfront that is owned by Sydney Water.

The Muddy Creek Function and Staging Plan was prepared to set the framework for the provision of facilities to cater for Bayside's growing population and the need for high quality open space and recreation facilities.

The project has involved multiple rounds of community engagement, workshops, and design iterations. At its meeting of 24 July 2024, Council formally adopted the Function Plan and its Staging Plan (see Attachment 3).

Site Overview

The site has historically been used as public open space with two visually dominating buildings. The larger building was occupied by Muddy Creek Boating and Amateur Fishing Association (MCBAFA), known as the Fisho's Club. The smaller building, a former scout hall, is in good repair and remains occupied by the Bayside Men's Shed.

The large Fisherman's Club building was demolished in 2021 due to its dilapidated condition and asbestos contamination. The site is impacted by several environmental and management issues, including underground fuel storage tanks (still in place), periodic flooding, and non-compliant land use, and parking issues.

Around the time of demolition of the building, a community group formed by previous members of the MCBAFA took possession of the slipways, boat ramp and northern area of the site without any agreement in place. The Bayside Community Recreation Club (BCRC) were subsequently asked to vacate Council's land. After failing in an attempt through the Supreme Court to prevent Council evicting them, the BCRC retreated to the strip of land along the foreshore owned by Sydney Water and remain in illegal occupation of the land.

Summary of Formal Reporting and Engagement Activities

| Date | Action | Document reference |
|------------|---|---|
| 8 Aug 2018 | Report to Council – The Future of the Fisherman's Club – 100B Bestic Street, Kyeemagh Council resolved: 1 To proceed with recommended Option 2 within this report, to replace the existing 'Fisherman's Club' building, and to finalise the scope, funding and program of this option. 2 To engage an appropriate consultant to undertake a Masterplan for the Muddy Creek precinct. 3 To continue to work with the Muddy Creek Boating and Fishing Association to explore a longer-term licence for | Council website link: CO_08082018_MIN_2683.PDF |

| Date | Action | Document reference |
|-----------------------|--|--|
| | <p>their current occupation, considering the demolition of the existing Fisherman's Club building.</p> <p>4. A further report be submitted in early 2019 to provide an update on the scope, funding and the program to implement Option 2, referred to in this report.</p> | |
| 24 July 2019 | <p>On site engagement event on proposals initially prepared by Consultants Place Design Group (consultancy did not proceed).</p> <p>Council also consulted on the design of a replacement playground that was reaching the end of its serviceable life (now installed)</p> | Attachment 1 |
| 5-25 Aug 2019 | HYS includes pop-up session | Muddy Creek Engagement Summary Report_2019-2021 |
| 30 Sep 2019 | Focus Group Workshop | |
| 10 Dec 2019 | Development Consent granted for the demolition of the former Fisherman's Club building to the slab level (DA-2019/523) | Council website link: BLPP 10122019_MIN 2973.PDF |
| 14 Oct 2020 | Draft Masterplan prepared by Council inhouse and presented to Council. Exhibition of the draft Muddy Creek Masterplan was deferred for a site visit. | Council website link: CO 14102020_MIN 3247.PDF |
| 11 Nov 2020 | Council approved the demolition of the Fisherman's Club building | Council website link: CO 11112020_MIN 3248.PDF |
| 18 Nov 2020 | Site visit for interested Councillors and Staff | - |
| Feb 2021 | Demolition of the Fisherman's Club building completed | - |
| 28 May - 28 June 2021 | Community engagement – Draft masterplan exhibited | <p>Attachment 1</p> <p>Muddy Creek Engagement Summary Report_2019-2021</p> |

| Date | Action | Document reference |
|--------------|--|--|
| 11 Aug 2021 | Community engagement results reported back to Council. Councillors requested additional engagement and resolved: <i>"That on-site workshops are arranged with community groups, residents and interested Councillors to further inform the development of the Masterplan before the final version is presented to Council for endorsement."</i> | Council website link: CO_11082021_MIN_3509.PDF |
| Dec 2021 | Studdert Reserve Playground renewal completed | - |
| 22 June 2022 | Response to the Notice of Motion – Muddy Creek Masterplan Community Engagement 2022 | Council website link: CO_22062022_AGN_3956_AT.PDF |
| 15 Aug 2022 | Facilitated on-site "walkshop" and workshop held with the main community user groups | Attachment 2 Muddy Creek Engagement Report_2022 |
| 26 Oct 2022 | Engagement outcomes and revised masterplan were presented to CP&EC 12 October 2022, along with confidential attachment regarding property and compliance matters that related to the site. It resolved: <i>"That this matter be deferred for further consultation and that an on-site meeting with Councillors be undertaken within the month, and a further report be submitted to the November City Planning & Environment Committee Meeting."</i> | Council website link: CO_26102022_MIN_3869.PDF |
| 24 Nov 2022 | Site visit and on-site meeting held with interested Councillors. The site visit included a tour of the building in Kyeemagh Boat Ramp Reserve building partly occupied by Fix-It Sisters, and of the building currently occupied by the Men's Shed on Muddy Creek. | - |

| Date | Action | Document reference |
|---------------|--|---|
| 28 Jun 2023 | <p>Revised Function Plan and Staging Plans were presented and deferred.</p> <ul style="list-style-type: none"> - Short term items to be considered for implementation with next 2 years. - Preparation of funding & implementation strategies and seek grants to progress medium- and longer-term works identified in the staging plans. - All participants in engagement to be thanked for their involvement. - 3 Bridges lease/licence was not renewed at 100 Bestic St (surrendered) - Offer of lease to Bayside Men's Shed confirmed - Recommended commencement of EOI process for use of foreshore - Further reports required on future of site with other stakeholders. | <p>Council website link: CO_28062023_MIN_4173.PDF</p> |
| 24 April 2024 | <p>Expression of Interest held for use of the foreshore area along Muddy Creek Foreshore reported to Council:</p> <ul style="list-style-type: none"> - Council accepts the proposal in principle from Volunteer Marine Rescue. - That the masterplan be completed and reported for consideration. - Arrangements for the orderly vacation by the BCRC and make good the waterfront area. | <p>Council website link: CO_24042024_MIN_4473.PDF</p> |
| 26 Jun 2024 | <p>Revised masterplan endorsed in principle with short term implementation actions to proceed subject to budget allocation.</p> <p>Funding strategy to seek grants and implement mid- and longer-term action items.</p> <p>\$250k allocated to make waterfront safe and open a section of the foreshore as soon as possible and to control access to limit anti-social behaviour.</p> <p>The resolution deferred consideration of the additional parking to the July Council meeting.</p> | <p>Council website link: CO_26062024_MIN_4475.PDF</p> |

| Date | Action | Document reference |
|--------------|--|--|
| 24 July 2024 | Masterplan revised to include 21 additional car parking spaces. The revised masterplan, along with the short-term and medium-term staging plan have been adopted by Council. | Council website link: CO_24072024_MIN_4476.PDF Attachment 3 Adopted Masterplan - Overall Function and Staging Plan 2024 |

Grants

The table below lists the grant applications submitted by the Council for this project to date:

| Year | Grant | Amount | Successful |
|---------|--|--------------------|----------------|
| 2020 | Everyone Can Play Program - Playground | \$143,000 | Successful |
| 2022 | Place to Swim Kayak Launch (design & construction) | \$200,000 | Not Successful |
| 2022 | Place to Swim Amenity Block (design & construction) | \$500,000 | Not Successful |
| 2022 | Get NSW Active Bestic Street M6 – Barton Park ATC Crossing (Muddy Creek) (design & construction) | \$1,300,000 | Not Successful |
| 2022 | Get NSW Active Bestic Street M6 – Barton Park ATC Crossing (Muddy Creek) (design & construction) | \$800,000 | Not Successful |
| 2024 | DCCEEW Urban River Grant allocated by the Cooks River Alliance - Kayak Launch facility | \$300,000 | Successful |
| 2024/25 | Get NSW Active Studdert Reserve Shared Path and lighting (detail design) | \$330,000 | Not Successful |
| 2025 | Federal Active Transport Bestic Street M6 – Barton Park ATC Crossing (Muddy Creek) (design & construction) | \$1,200,000 | Not Successful |
| 2025 | NSW Road Safety Bestic Street – Shared Path (design & construction) | \$916,250 | Successful |
| 2025 | NSW Road Safety Bestic Street – Wombat Crossing (Francis St) (design & construction) | \$254,000 | Successful |
| 2025 | Boating Infrastructure for Communities EOI | Nil | Successful |
| 2025 | Boating Infrastructure for Communities Grants Application for public amenities building | \$726,000 | Pending |
| | Total Grant Received: | \$1,613,250 | |

Update on Property matters

The land owned by Council where the MCBAFA facility previously stood, has been vacated and made secure. The BCRC, without authorisation, are occupying land owned by Sydney Water along the waterfront and using a number of unapproved waterfront structures.

Council is in discussions with Sydney Water and Crown Lands with the intent of obtaining tenure over the land. The objective of this is to allow work on the Function Plan to progress, including delivery of the grant funded kayak launching facility in place of the former private boat ramp. Community access to the entire waterfront will ultimately be restored and new amenities provided.

The most likely outcome at this stage is that Sydney Water, who has no need for the land, will transfer ownership to the Crown. Crown Lands will then appoint Council as Crown Land Manager for the portion of interest to Council (the parcel includes a large part of the Creek bed, which Council does not wish to manage).

To facilitate this course of action, Council has initiated an identification survey of existing structures on the land and the waterway. This report will be provided for compliance review and facilitate the transfer of ownership and appointment for management. Crown Lands are currently undertaking a Detailed Site Investigation to assess the condition of the land in regard to contamination.

Council previously agreed to accommodate Volunteer Marine Rescue at Muddy Creek, including allowing for provision to moor a rescue vessel in Muddy Creek. Unfortunately, this has not been able to be delivered due to the unauthorised occupation of the waterfront by the BCRC since Council made that decision.

Update on delivery & implementation

Work completed

- Playground renewal
- (Everyone Can Play grant 2021)
- Demolition of Fisherman's building 2021

Work scheduled (Short term - funded)

- Short term actions to make foreshore slab partially accessible.
- Rationalising carpark and road alignment to maximise open space.
- Vehicle turning area & controlled gate.
- Restore parkland and lawn north of vehicle turning area

Status: Design underway

- Grant for Soft Launch area for kayaks & small craft - waiting on Agreement Deed with funding expected later in the year.

Status: Design pending funding agreement and vacation of the foreshore by BCRC.

Financial Implications

It is proposed to allocate \$340,000 in the 2025/26 budget, pending adoption by Council. This will allow some of the Stage 1 works to progress.

Future allocations are pending the adoption of the New Contributions Plan yet to be considered by Council, or the attraction of grant funding. The cost to implement the full masterplan is estimated at approximately \$10 million, plus potentially a new building in due course.

| | | |
|---------------------------------|-------------------------------------|---|
| Not applicable | <input type="checkbox"/> | |
| Included in draft 2025/6 budget | <input checked="" type="checkbox"/> | \$340,000 to implement Short Term Actions |
| Additional funds required | <input type="checkbox"/> | |

Community Strategic Plan

| | | |
|-------------|---|-------------------------------------|
| Theme One | – In 2035 Bayside will be a vibrant and liveable place | <input checked="" type="checkbox"/> |
| Theme Two | – In 2035 our Bayside community will be connected and feel that they belong | <input type="checkbox"/> |
| Theme Three | – In 2035 Bayside will be green, resilient and sustainable | <input type="checkbox"/> |
| Theme Four | – In 2035 Bayside will be financially sustainable and support a dynamic local economy | <input type="checkbox"/> |

Risk Management – Risk Level Rating

| | |
|----------------|-------------------------------------|
| No risk | <input type="checkbox"/> |
| Low risk | <input type="checkbox"/> |
| Medium risk | <input checked="" type="checkbox"/> |
| High risk | <input type="checkbox"/> |
| Very High risk | <input type="checkbox"/> |
| Extreme risk | <input type="checkbox"/> |

Community Engagement

Extensive Community Engagement has been undertaken for this project since July 2019 with the feedback formally documented in attachments 1 and 2.

Attachments

- 1 [Muddy Creek Engagement Summary Report 2019-2021](#)
- 2 [Muddy Creek Engagement Report 2022](#)
- 3 [Adopted Masterplan - Overall Function and Staging Plan 2024](#)

Muddy Creek Masterplan

COMMUNITY ENGAGEMENT OUTCOMES REPORT
2019-2021

Community Engagement Team
BAYSIDE COUNCIL

Community Engagement Purpose and Scope

Bayside Council is developing a Masterplan to guide the future development and community use of the Muddy Creek precinct in Kyeemagh.

The Masterplan will seek to retain the precinct's hidden and quiet character while enhancing interaction with the natural environment.

A Masterplan process aims to create a long-term strategy for the site, supported by discussions with key stakeholders and the community, and engineering, architectural and ecological investigations. Council's goal is to enhance and build upon existing community usage of the precinct, reflecting the changing needs of the local community.

To deliver a Masterplan that is reflective of community sentiment and stakeholder needs, we engaged in a comprehensive engagement plan.

The engagement plan was delivered in two stages:











Stage One – Map and connect with key stakeholders. Gain community feedback and understand the communities' vision and aspirations for the site.

Stage Two – Exhibit the draft Masterplan and gain valuable insights from the community on the proposed plan to ensure the final Masterplan is reflective of community sentiment and stakeholder needs.

The Community Engagement Outcomes Report is a summarised look at the outcomes of the two stages of engagement to date.



Snapshot of the engagement activities Stage 1 & 2

| Total | Description of activity |
|---|--|
|  70 | Letters distributed to residents within close proximity to the area |
|  2.3K | HYS project page visits <ul style="list-style-type: none"> - Vision statement 2019 - Draft Masterplan 2021 |
|  542 | Document downloads |
|  20 | Email submissions |
|  359 | Stage 2 Survey responses |
|  5,548 | Viewed the project on Facebook |
|  722 | Clicks on the E-Newsletter reporting on the project |
|  1.3k | Community members received info on the project via Talking Bayside Monthly Newsletter |
|  2019 | Key stakeholder workshops |
|  2019 | Community Information Day |

Stage 1: Community Engagement for Muddy Creek –Snapshot

Our first step in creating the draft master plan was understanding community aspirations for the site. We aimed to retain the precinct’s hidden quiet character and enhance interaction with the natural environment. We also took into consideration the growing community and the need for accessible open space and recreation opportunities.

The first stage of public exhibition was 5 and 25 August 2019.

“The Muddy Creek precinct shall be a place for the community to enjoy a wide range of active and quiet recreation pursuits, whilst retaining and enhancing the existing natural and quiet character of the precinct.

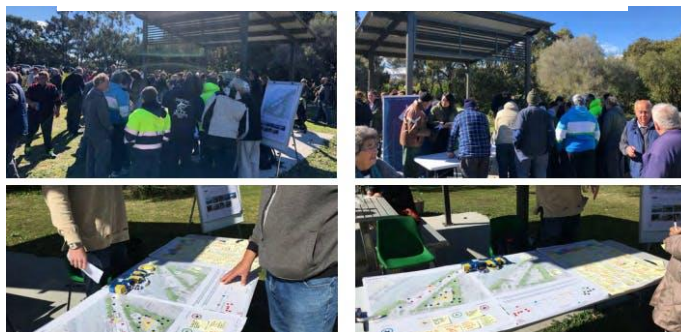
The Masterplan will seek to activate the waterfront by considering the high quality and functional community buildings and open spaces, as well as walking and cycling connections to the wider area.”

During this time, we held a community information day at Lance Studdert Reserve on Saturday 10 August 2019, inviting people to come and workshop ideas and give feedback and input into the draft Masterplan for the area

Approximately 100 people attended.



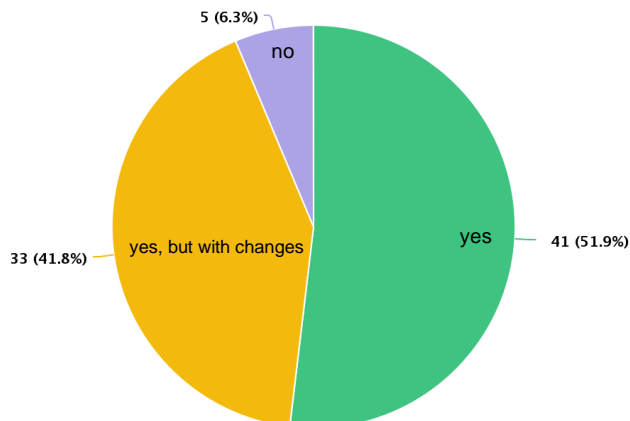
Photos from the community information day 2019



94% of the participants ticked Yes or Yes, but with changes.



Q: Do you support the draft vision statement for Muddy Creek?



Stage 2: Community Engagement for Muddy Creek Draft Masterplan

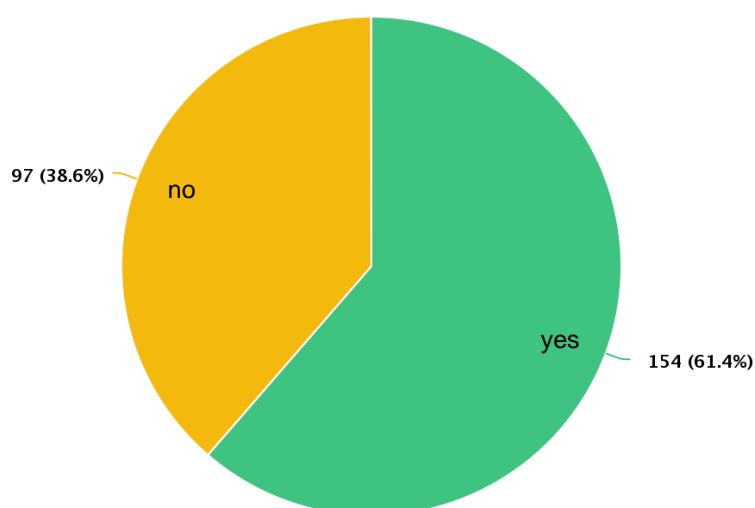
Using the information gathered during Stage 1 of the engagement, we developed the draft Muddy Creek Masterplan.

Due to COVID-19 restrictions, Stage 2 some of our engagement activities were pushed back to 2021.

The draft Masterplan was put on public exhibition for a month between May 31 and June 31, 2021.

We asked the participants if they were involved in any local community groups or organisations local to the area.

SURVEY QUESTION Are you involved in any organisations or community groups based in the Muddy Creek area?



61% of the participants indicated that they are part of the following organisations.

Please note, people were part of one or more groups/organisations

| Number | Community group / organisation |
|-------------|---|
| 104 members | Bayside Community Recreation Club |
| 40 members | Muddy Creek Boating and Amateur Fishing Association |
| 14 members | The Men's Shed |
| 13 members | The Community Garden |

The following organisations we also represented in the responses:

- BIKEast, Bicycle NSW
- Rockdale and St George Rugby Club
- Aged Support Group
- Kyeemagh Public School
- Macedonian community
- Banksia community
- The Rockdale Flock – local bird watching group

SURVEY QUESTION - Do you have any other activity ideas? (202 responses)

We were keen to hear about new ideas and we asked participants to suggest activities they would like to see in the Muddy Creek Masterplan. We analysed each suggestion and grouped them according to similar responses, see the list of like responses below.



Dog friendly
11 comments



Basketball courts
6 comments



Kids activities and play space
83 comments



BBQ and family picnic areas w/shade
9 comments



Café / Restaurant
15 comments



Water activities e.g. kayaking, boating, (all ages)
32 comments

Cultural activities: Educational, First Nations recognition and learning, live music, markets.
22 comments



**Green space
(less activities)**
15 comments

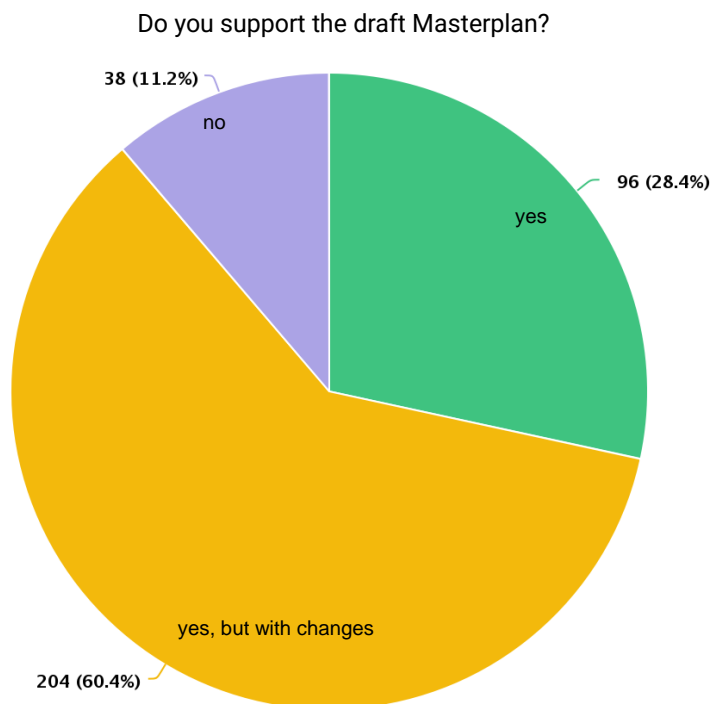


Outdoor exercise e.g. outdoor yoga, walking tracks, cycling tracks
17 comments



Disability Access
3 comments

SURVEY QUESTION - Do you support the Draft Master Plan?



People who indicated **Yes, but with changes** were given the opportunity to explain or comment on those changes, there were 172 responses.

70 of these responses were from the Bayside Community Recreation Club who responded by saying they required more space for water based and community activities or they support their Club's vision of Muddy Creek, which was sent in via a submission.

Almost 90% of respondents were in support of the draft Masterplan.

Remembering that 90% of respondents support the draft masterplan we wanted to understand further suggested changes from respondents who ticked the *Yes, but with changes*. There were 102 suggested changes which were free text or qualitative responses we categorised them according to main issue in the response. The responses were then classified by sentiment, generally a positive, neutral, or negative response. There were 9 key areas:

Ideas/suggested changes - Boat, boat ramps

Comments and issues – boat ramp going across the walking path, traffic & boat ramp, additional ramp, no jet ski use, boat ramp takes up too much space

Ideas/suggested changes - Food, café, takeaway

Comments and issues – no food trucks, no café, kid friendly café, fish and chips

Ideas/suggested changes - Cultural Activities and Events

:
Comments and issues – weddings, events, noise, Aboriginal history & recognition, performing arts

Ideas/suggested changes - Dogs

Comments and issues – fenced off leash dog area

Ideas/suggested changes - Playground /activity

Comments and issues – size, access, safety, shade, water activities, basketball courts

Ideas/suggested changes - Men's shed

Comments and issues – define site, location, size, safety concerns of shared space

Ideas/suggested changes - Cycling, walking paths

Comments and issues – shared paths, bike parking, connections

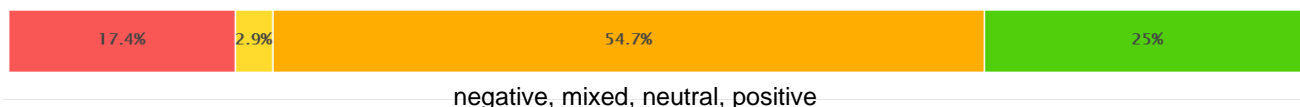
Ideas/suggested changes - Community Garden

Comments and issues – size too big, too small, sun and water requirements, location, access, edible food, love the garden

Ideas/suggested changes - Parking

Comments and issues – safety Bestic St, more car & trailer parking, no 2nd roundabout, access road, entry and exit points.

OVERALL SENTIMENT SUMMARY IDEAS /COMMENTS



SURVEY QUESTION - Finally, we asked people **DO YOU HAVE ANY OTHER FEEDBACK?**

We received a total of **178** responses.

70 of these responses were from the Bayside Community Recreation Club who responded by saying they support their Club's vision of Muddy Creek. These responses were counted as positive with overall support toward revitalisation of the area. The vision of the Group focuses on several key areas summarised as below:

- Parking and traffic, - car and boat/trailer parking(c), position of access road
- Playground and children - size and design of playground, access to fishing wharf and access
- Community Building – B size of building

To understand the remaining responses which were free text or qualitative responses we categorised them according to main issue in the response. The responses were then classified by sentiment, generally a positive, neutral or negative response. There were 5 main categories:

1. Parking and traffic

21% Positive responses, 62% Neutral, 17% negative

Comments and issues – Roundabout, traffic calming, parking for cars and boats trailers

2. Cycling and walking paths

62% Positive responses, 31% Neutral, 7% negative

Comments and issues – Shared paths, lighting, bike parking

3. Boating

30% Positive responses, 40% Neutral, 30% negative

Comments and issues – boat washing, boat storage, boat dominance of site

4. Environment

13% Positive responses, 37% Neutral, 50% negative

Comments and issues – noise levels, use Cook Park not Muddy Creek, preservation of mangroves, waste management, solar use

5. Cultural Activities and Events

40% Positive responses, 40% Neutral, 20% negative

Comments and issues – Recognize Aboriginal history, a community hub/meeting place

OVERALL SENTIMENT SUMMARY ON FEEDBACK



negative, mixed, neutral, positive

These are some of the key comments that were reiterated throughout the 359 survey responses:

CONCERNS RAISED

There were reoccurring concerns throughout the feedback:

- *Noise, Waste, Competing space and groups, Safety, Traffic, Parking, Storage. Group dominance, Shared Paths*

GREAT IDEAS

There was an overriding excitement with the revitalisation of the site and the potential it holds for a vibrant community hub that is entertaining, productive, and active:

- *Events, Outdoor Cinema, Fishing Activities, Edible Garden, Walking Tours, Markets, Aboriginal Historical Recognition, Performing Arts, Water Park, Basketball Courts*

The Community Engagement Outcomes Report is a high-level summary looking at the outcomes of the two stages of engagement to date.



What We Heard

Muddy Creek Masterplan Engagement Report Community Group Workshop

A snapshot report of the workshop outcomes helping to inform the Muddy Creek Masterplan

As part of ongoing consultation with the local community, and in response to a resolution of Council Meeting held on 4 August 2021 (Item Number 8.5), community groups were invited to share their thoughts on the draft Masterplan for Muddy Creek at a workshop facilitated by JOC Consulting in August 2022.

Community groups in attendance were:

- Bay Community Garden
- Bayside Men's Shed
- Bayside Community Recreation Club (BCRC)

The workshop was held in two parts, with the first part featuring an on-site "walkshop" touring the site and visualising the key changes being proposed, and the second part engaging in discussions on how community values can be better reflected in the draft masterplan.

Bayside Council would like to thank the community groups that attended for sharing their valuable time and insight to help inform the masterplan. From the workshop, we have a better understanding of their needs, the roles they play, and how they wish to see this important community space come to life.



Figure 1. Draft masterplan subject to 15 Aug 2022 stakeholder engagement

What you told us

Shared Path and Community Garden

What was liked?

- Pathway network within the park
- The separated shared path alongside Kyeemagh Market Garden
- Creating opportunities for riverside walks and cycling

What was raised?

- Participants were concerned that the number of trailer parking spaces proposed in the Masterplan is inadequate
- General parking was considering to be inadequate for the proposed uses and their intensity
- Considerations were identified for the Community Garden, namely:
 - Retention of size
 - Minimise shading
 - Desire for additional amenities (including seats, shelters, larger storage space, and additional utilities)

Waterside

What was liked?

- Activation of the waterside
- Spaces for the community to come together by the water

What was raised?

- Participants were opposed to the restricted boat ramp access and the removal of the slip ways as this will impact existing operations
- Participants questioned whether a cafe conflicts with the proposed non-commercial use of the site

Additional comments

- Participants expressed the importance of their role in the space, and were concerned that the masterplan will impact their future involvement
- Participants raised that they have invested time, money, and effort to maintain and enhance the park for years

Moving forward

The insights shared at the workshop reaffirmed that Muddy Creek is a well-loved and cared for community space. Participants expressed how valuable it was to create a space that is welcoming to all.

Questions

The following key questions were raised during the workshop by participants. Council will investigate further and continue the conversation with community groups..



What activities are permissible on site?



How will parking be impacted?



What are the specific timeframes for implementation?



What are Council's future plans for the foreshore and waterside structures?



How will the boat ramp be controlled?



How can the community groups be best supported in the implementation of the masterplan?

Next Steps

Thank you to everyone who participated. The feedback from the workshop will be shared with Council to further inform the masterplan, and Council will continue further conversations with key user groups.

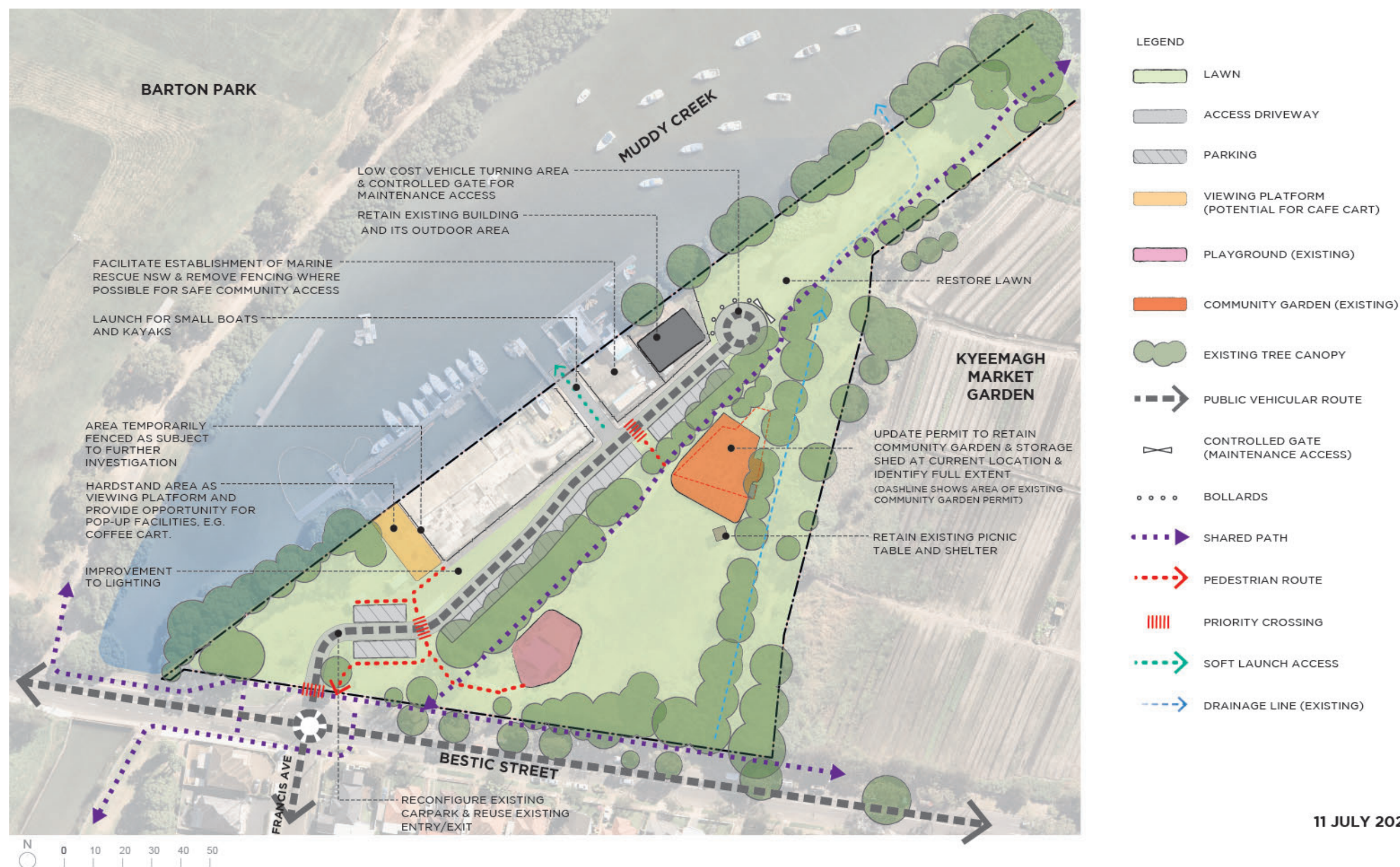
Additional information about the project can be found online via the below link:

Masterplan Project Page: <https://haveyoursay.bayside.nsw.gov.au/Muddy-Creek>

For further inquiries, please reach out to the Strategic Planning team on planningourfuture@bayside.nsw.gov.au

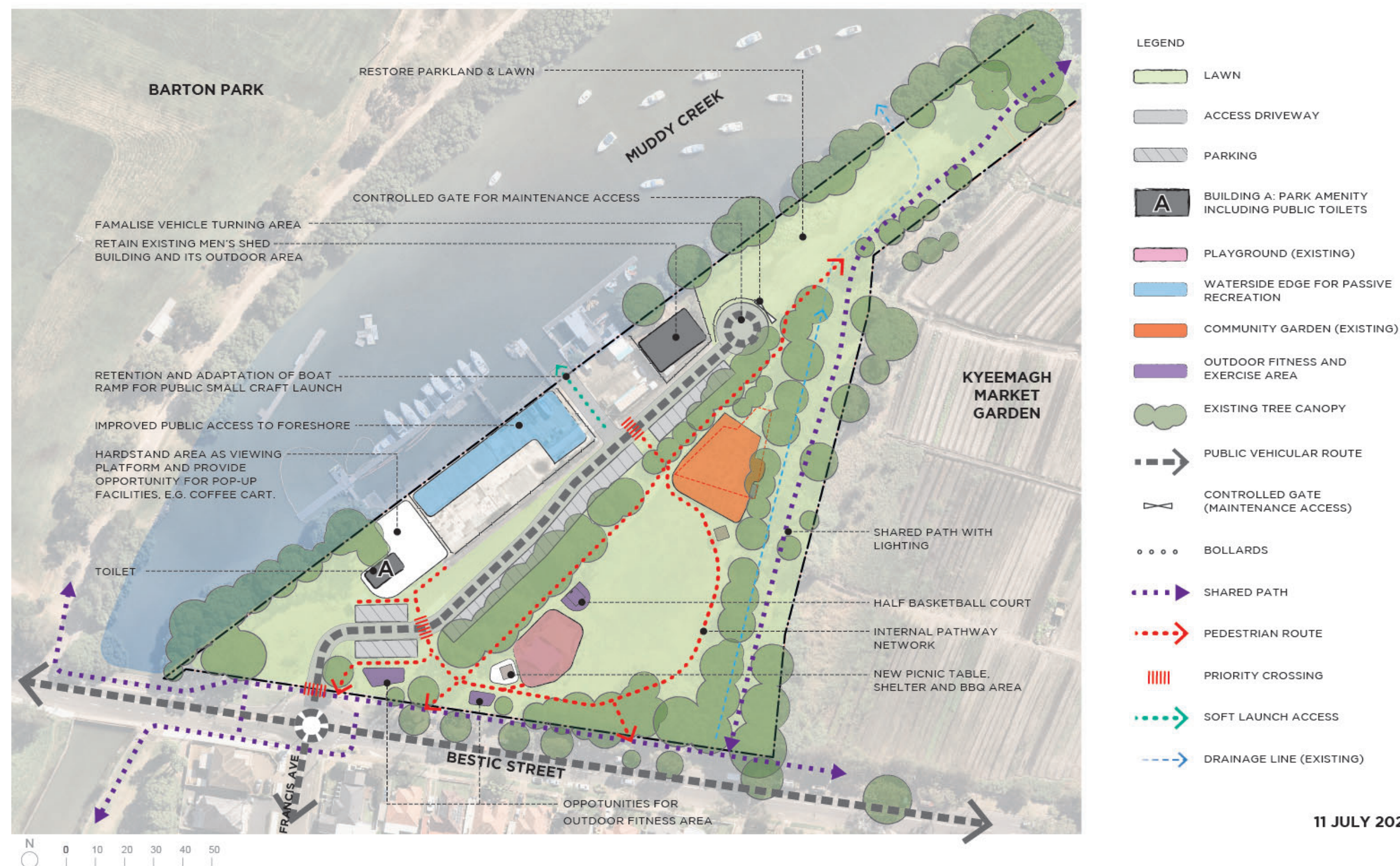
MUDDY CREEK MASTERPLAN

STAGING PLAN: SHORT TERM (0-2 YEARS)



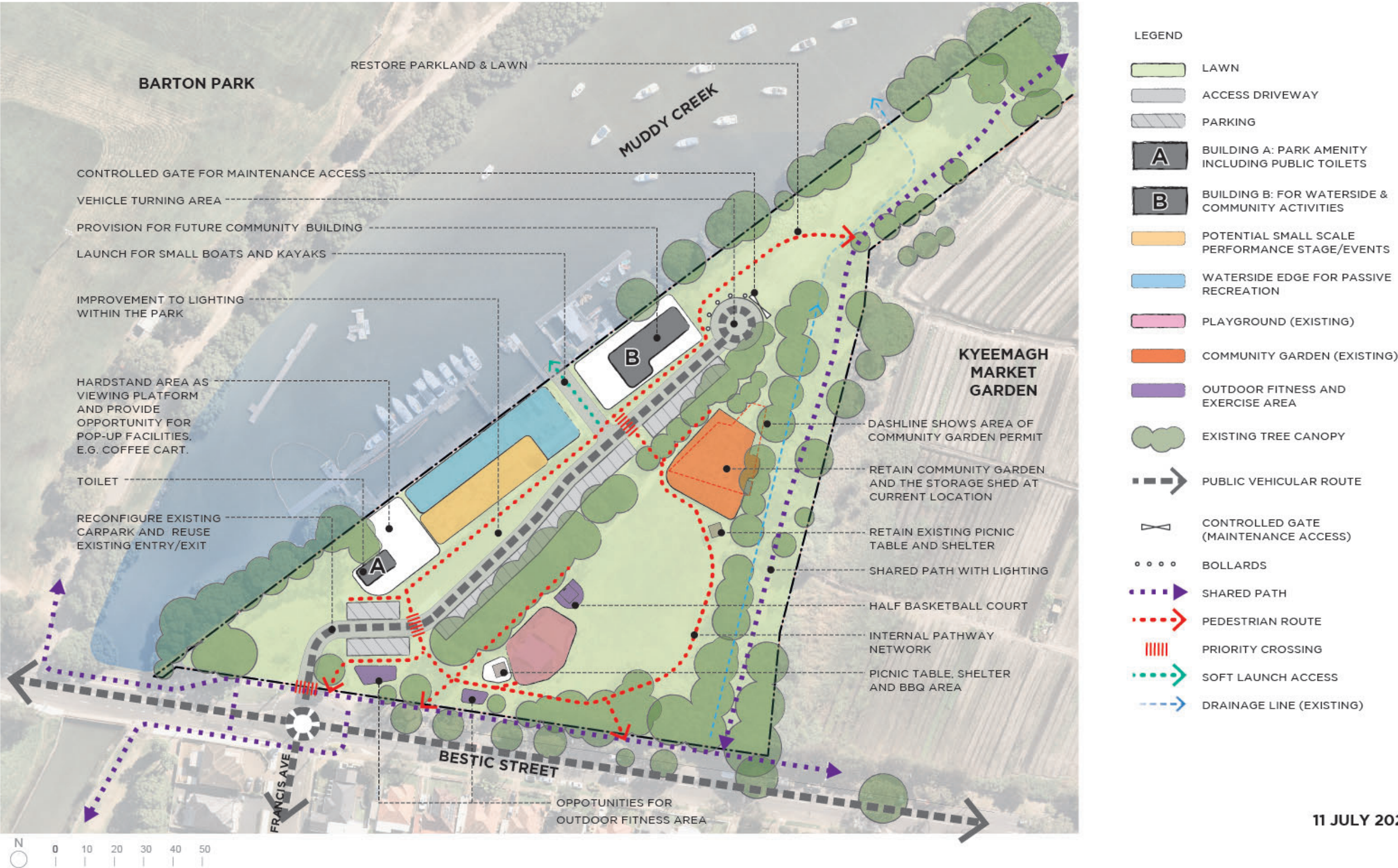
MUDDY CREEK MASTERPLAN

STAGING PLAN: MEDIUM TERM (2-5 YEARS)



MUDDY CREEK MASTERPLAN

FUNCTION PLAN



City Works & Assets Committee

2/07/2025

| | |
|-----------|--|
| Item No | CWA25.026 |
| Subject | Report on Notice of Motion - Potential multi-level car park - Geeves Avenue, Rockdale |
| Report by | Peter Barber, Director City Futures |
| File | F09/515.002 |

Summary

At its meeting in February 2025, Council adopted the following Notice of Motion, moved by Councillor Saravinovski:

- 1 *That Council works with Transport NSW on providing a 2-level community car park on Geeves Avenue, Rockdale and provides additional parking along Railway Street, Rockdale towards Banksia Station on surplus land owned by Transport NSW.*
- 2 *That the General Manager provide an update in 3 months' time, of negotiations with Transport NSW.*

This report provides an update on the above resolution.

Officer Recommendation

That the Report on Notice of Motion – Potential multi-level car park – Greeves Avenue, Rockdale be received and noted.

Background

The ground level car park in Geeves Avenue and the ground level parking along Railway Street between Rockdale and Banksia Stations are on land owned by Transport for NSW. Any additional provision of parking on these sites would need to be undertaken by TfNSW, or with its permission.

The parking in these locations is mostly provided for commuters using Sydney Trains and Sydney Buses services. Councils are generally not in the business of supplying all day parking for TfNSW customers but typically supply shorter term parking to create turn-over that supports local business.

Discussion with TfNSW

Council's Executive have a regular quarterly meeting with nominated senior staff in TfNSW to discuss current issues and escalate matters of importance to either organisation. The matters raised in the above NOM were listed on the agenda for the May meeting and discussed at that time.

It was acknowledged that previous NSW Governments had priority programs to deliver commuter parking and funded a number of multi-deck parking stations, such as those in

Sutherland, Penrith and Wollongong. The position given by TfNSW was that the current NSW Government does not have commuter parking as a priority. Its primary focus is on the actual provision of public transport through initiatives including new Metro lines, increasing heavy rail capacity, and additional buses.

Response from Minister for Transport

The Mayor wrote to the Minister for Transport to draw attention to the above NOM, and to seek support for the initiative. The Minister replied on 24 June 2025, and the body of the response is reproduced below:

I am advised that Transport for NSW is currently conducting a comprehensive review of all existing commuter car parks on the transport network to identify potential sites for implementing the Park&Ride system, this includes Rockdale.

Although there are no immediate plans to construct a Park&Ride facility at this location, Council's feedback regarding the provision of additional commuter parking will be considered in future planning.

Financial Implications

| | |
|--------------------------------------|-------------------------------------|
| Not applicable | <input checked="" type="checkbox"/> |
| Included in existing approved budget | <input type="checkbox"/> |
| Additional funds required | <input type="checkbox"/> |

Community Strategic Plan

| | |
|--|-------------------------------------|
| Theme One – In 2035 Bayside will be a vibrant and liveable place | <input checked="" type="checkbox"/> |
| Theme Two – In 2035 our Bayside community will be connected and feel that they belong | <input type="checkbox"/> |
| Theme Three – In 2035 Bayside will be green, resilient and sustainable | <input type="checkbox"/> |
| Theme Four – In 2035 Bayside will be financially sustainable and support a dynamic local economy | <input checked="" type="checkbox"/> |

Risk Management – Risk Level Rating

| | |
|----------------|-------------------------------------|
| No risk | <input type="checkbox"/> |
| Low risk | <input checked="" type="checkbox"/> |
| Medium risk | <input type="checkbox"/> |
| High risk | <input type="checkbox"/> |
| Very High risk | <input type="checkbox"/> |
| Extreme risk | <input type="checkbox"/> |

Attachments

Nil